



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**  
 Previous sketch plat review for property has experied (previous agenda date 5/6/20, CPN: PR-2020-003688) resubmitting updated plat for sketch plat review and comment, prior to upcoming Preliminary Plat submittal.

<b>APPLICATION INFORMATION</b>		
Applicant: Greater Albuquerque Habitat for Humanity; contact - Doug Champlin / Bill Reilly		Phone: 505-265-0057
Address: 4900 Menaul Blvd. NE		Email: doug@habitatbq.com / bill@habitatbq.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Isaacson & Arfman, Inc.; contact - Fred Arfman / Ian Anderson		Phone: 505-268-8828
Address: 128 Monroe St. NE		Email: freda@iacivil.com / ian@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owner's Civil Engineer	List <u>all</u> owners:	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Existing Lots 42-55	Block:	Unit:
Subdivision/Addition: David-Perea-Courson Subdivision	MRGCD Map No.:	UPC Code: 101005851214240212
Zone Atlas Page(s): J-11-Z	Existing Zoning: R-1B	Proposed Zoning R-1B
# of Existing Lots: 14	# of Proposed Lots: 13	Total Area of Site (Acres): 2.13

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 62nd St. NW	Between: Cloudcroft Rd. NW	and: Coors Blvd. NW

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>
PR-2020-003688

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 09/10/21
Printed Name: Ian Anderson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date: Project #

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

**SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? NO if yes, indicate language: \_\_\_\_\_

- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Copy of recorded IIA
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<p><b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b></p>	
<p>Signature: </p>	<p>Date: 09/10/21</p>
<p>Printed Name: Ian Anderson</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



September 14, 2021

Jolene Wolfley, DRB Chair  
Planning Department  
City of Albuquerque  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

Reference: **Greater Albuquerque Area Habitat for Humanity  
62<sup>nd</sup> Street Subdivision;**  
Previous COA Project Number: PR-2020-003688  
LOTS A-I, TRACT A, LOT 50-A & 51-A  
DAVID-PER-COURSON SUB

Subject: GAHH 62<sup>nd</sup> Street Subdivision Revised Sketch Plat Description

Isaacson & Arfman, Inc., agent for Greater Albuquerque Area Habitat for Humanity (GAHH) would like to request a Sketch Plat review for the referenced project. The site was previously submitted for Sketch Plat review on May 6, 2020. We are resubmitting an updated sketch plat due to the 1-year expiration of the previous review's letter of advice, as noted in the City of Albuquerque's Integrated Development Ordinance Part 14-16-6(L)(2)(d). The 62<sup>nd</sup> Street subdivision project will construct ten (10) new single-family residences on currently platted lots. The plat will also serve as a vehicle of land exchange between the proposed single-family residence lots, the neighboring property owner, and the City of Albuquerque.

The development will require the extension of the existing paved 62<sup>nd</sup> street which will provide access to the ten (10) proposed single-family residences on Lots A-I and Lot 55A. Existing vacant lots 56 & 57 will remain in its current state as both lots are located outside of the project limits. There will be no proposed roadway access from 62<sup>nd</sup> street to Coors Blvd, that bounds the project site to the northwest. A new twenty-two (22) foot wide access & utility easement will be provided for the benefit of the existing single-family residence on Lot 50A and the vacant Lot 51A to the north of the project site. A new emergency vehicle turnaround, which also doubles as the access point to a new drainage pond on lot TR-A. The turnaround lies within a portion of the existing lot 53, which will be dedicated to the City of Albuquerque as public right-of-way. The extension of 62<sup>nd</sup> street will also include new public sidewalks fronting the proposed single-family homes, and will provide pedestrian access directly to Coors Blvd.

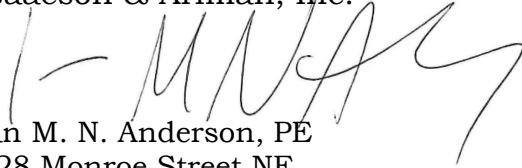
The plat will also dedicate a new seven (7) foot wide utility easement for the overhead power lines serving the existing residential house located on lot 50A. A new five (5) foot wide storm easement will be provided on existing lot 51A to cover the proposed outlet storm line from the drainage pond on lot TR-A to an existing curb inlet, located near the intersection of Daytona Rd and Coors Blvd.

The topographic survey of Lots 42-48 & Lots 53-55 has been provided to serve as the site sketch for the existing condition, noting the neighboring driveways to the south and

the home constructed on Lot 50 to the north. The conceptual grading & drainage plan has been included here to serve as the site sketch in the proposed condition, showing the proposed roadway construction limits and the limits of the proposed subdivision.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,  
Isaacson & Arfman, Inc.

A handwritten signature in black ink, appearing to read 'I-M-N-A', with a stylized flourish at the end.

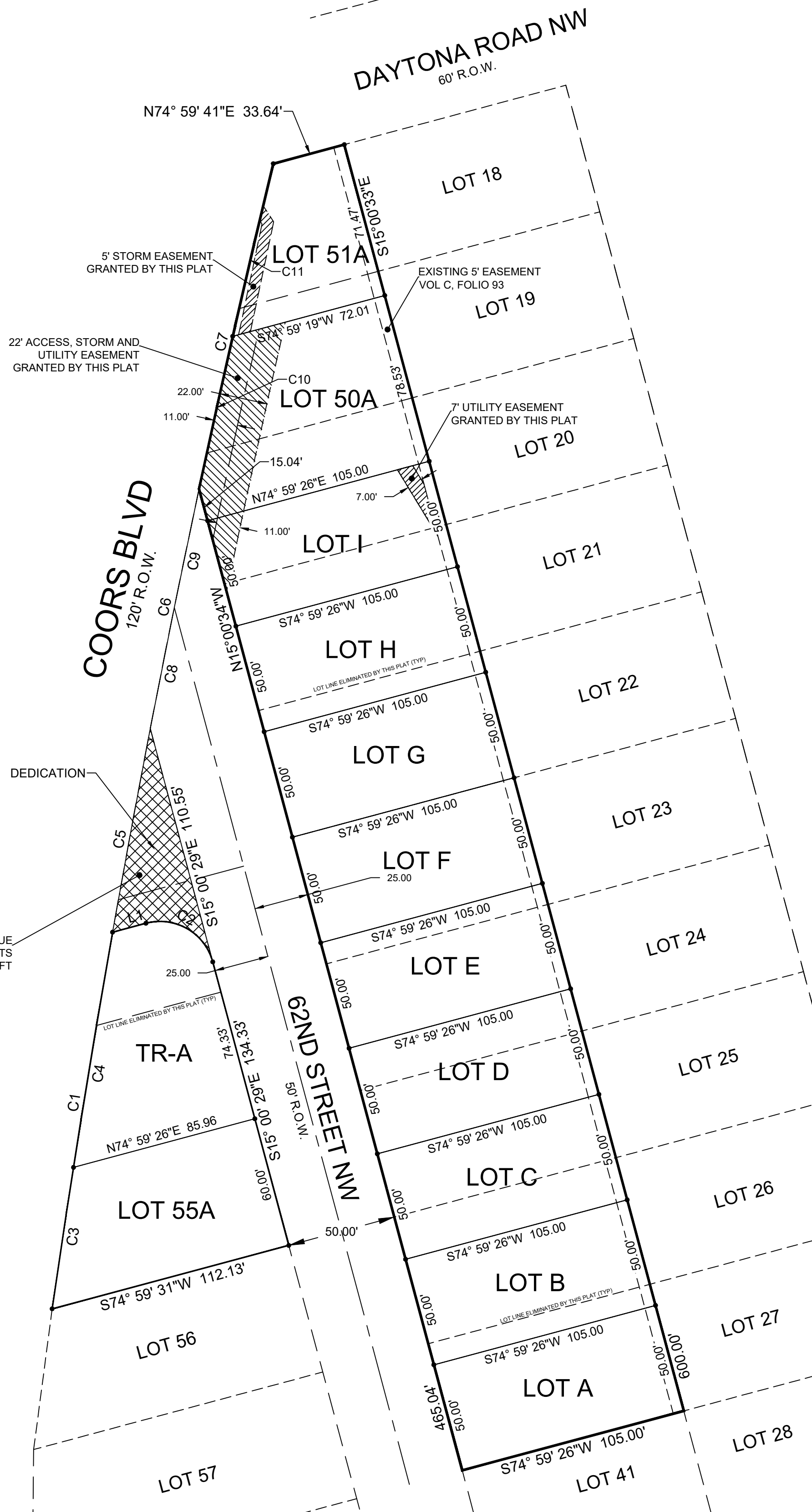
Ian M. N. Anderson, PE  
128 Monroe Street NE  
Albuquerque, NM 87108  
Ph: (505) 268-8828  
Email: [ian@iacivil.com](mailto:ian@iacivil.com)

Attachments: Development Review Application, Form S2, Zone Atlas Page, Sketch Plat, Topographic Survey of Lots 42-48 & 53-55, Concept Grading & Drainage Plan



SKETCH PLAT OF  
**LOT A-I, TRACT A, LOT 50-A & 51-A**  
**DAVID-PERA-COURSON SUB**

BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15 & 15, T 12 N, R E E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2021

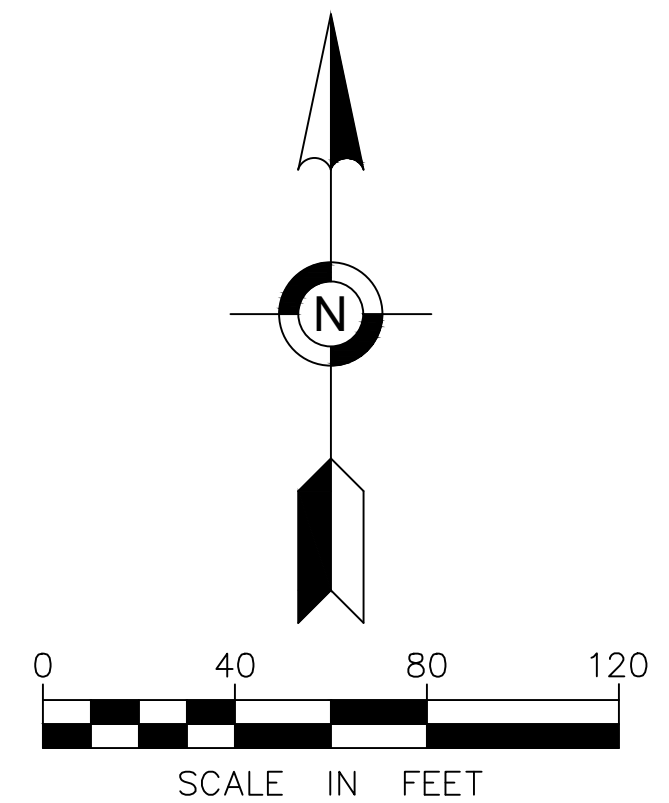


Parcel #	SQUARE FOOT	ACRES
DEDICATION	1891.03	0.04341
LOT 50A	7203.17	0.16536
LOT 51A	3783.59	0.08686
LOT 55A	5946.11	0.13650
LOT A	5250.00	0.12052
LOT B	5250.00	0.12052
LOT C	5250.00	0.12052
LOT D	5250.00	0.12052
LOT E	5250.00	0.12052
LOT F	5250.00	0.12052
LOT G	5250.00	0.12052
LOT H	5250.00	0.12052
LOT I	5250.00	0.12052
TR-A	6179.59	0.14186

Line #	Length	Direction
L1	15.78	S74° 59' 26"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	174.58	5670.00	1.76	S9° 06' 58"W	174.57
C2	39.27	25.00	90.00	N60° 00' 40"W	35.35
C3	65.45	5670.00	0.66	S8° 33' 53"W	65.45
C4	109.13	5670.00	1.10	S9° 26' 48"W	109.12
C5	94.78	5670.00	0.96	N10° 28' 37"E	94.78
C6	111.95	5693.15	1.13	S11° 31' 13"W	111.94
C7	152.67	5685.26	1.54	S12° 51' 33"W	152.67
C8	56.52	5693.15	0.57	S11° 14' 29"W	56.52
C9	55.42	5767.87	0.55	S11° 48' 17"W	55.42
C10	71.54	5691.57	0.72	S12° 27' 01"W	71.54
C11	81.13	5670.00	0.82	S13° 13' 12"W	81.13

AREA DEDICATED TO THE CITY OF ALBUQUERQUE  
 IN FEE SIMPLE WITH WARRANTY COVENANTS  
 0.04341 ACRES, 1891.03 SQ FT



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
 PO BOX 65395  
 ALBUQUERQUE, NM 87193  
 505-917-8921

**\*\* EXISTING SITE SKETCH FOR REFERENCE \*\***

TOPOGRAPHIC SURVEY OF  
 LOTS 42-48 & LOTS 53-55  
 DAVIS-PEREA-COURSON SUBDIVISION  
 EXCEPTING PORTIONS OF LOT 49 & 53-55  
 CONVEYED TO THE COUNTY OF BERNALILLO BY QUITCLAIM DEED  
 PROJECTED SECTIONS 15 & 16, T 10N, R 2E, N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2021

Line #	Length	Direction
L1	15.70'	N11° 53' 16.40"E
L2	2.21'	N74° 59' 25.51"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	263.34'	5670.00'	2° 40'	N9° 17' 02"E	263.32'

**LINE TYPES:**

- ELECTRICAL, UNDERGROUND LINE
- W --- UTILITY, WATER LINE
- COMB --- UTILITY, COMMUNICATIONS
- UTILITY, UNKNOWN LINE
- RW --- RIGHT OF WAY
- PROPERTY LINE
- GAS --- GAS LINE
- SS --- SANITARY LINE
- SD --- STORM DRAIN LINE
- OVERHEAD LINE
- X --- FENCE LINE
- UTILITY, FIBER OPTIC LINE

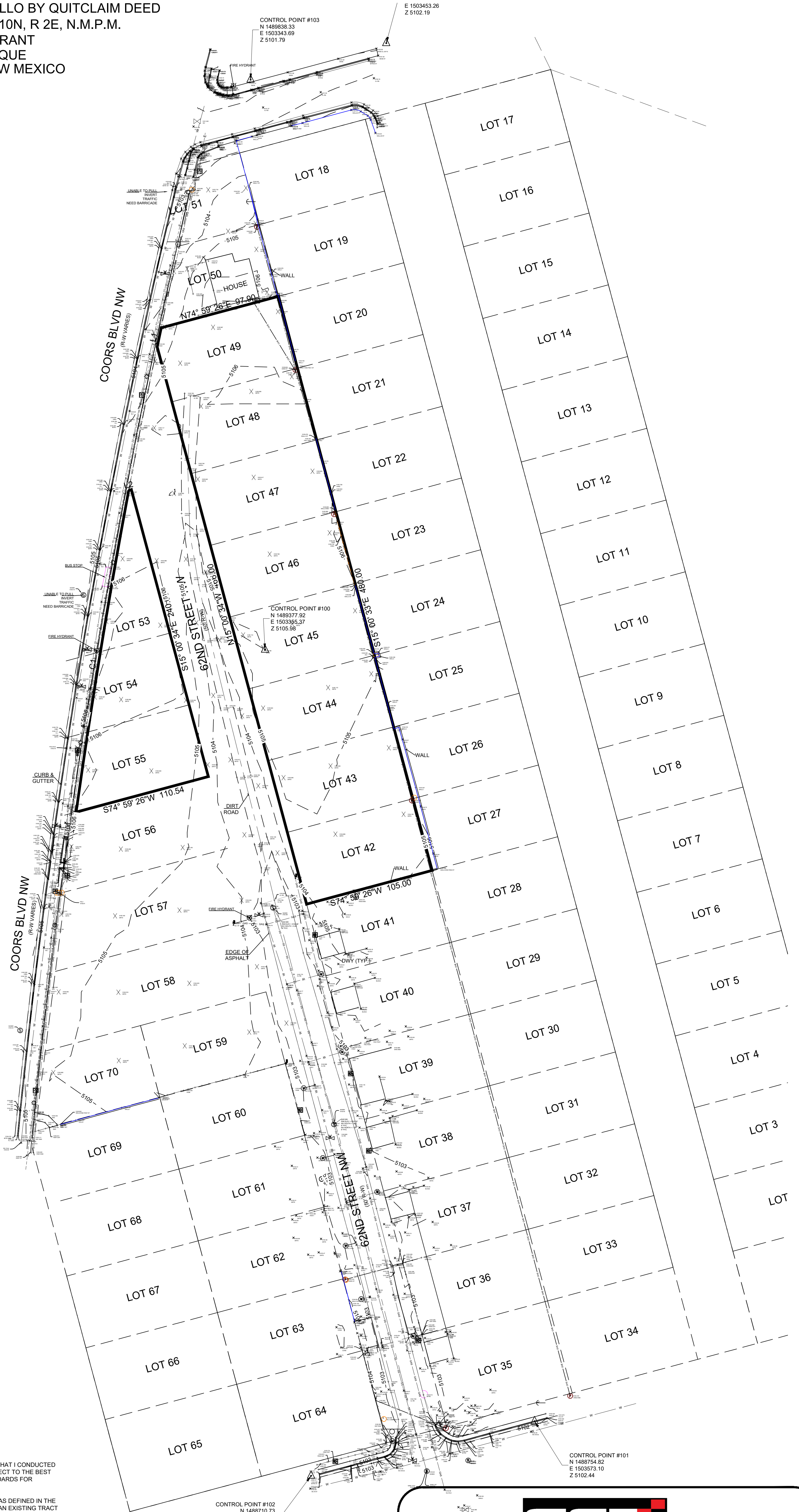
**SYMBOL LEGEND:**

- △ SITE, CONTROL POINT
- ⊙ ELECTRICAL, POWER POLE
- ⊙ ELECTRICAL, LIGHT POLE
- ⊙ UTILITY, ELECTRIC BOX
- ⊙ UTILITY, ELECTRIC PEDESTAL
- ⊙ UTILITY, ELECTRIC METER
- ⊙ UTILITY, ELECTRIC MANHOLE
- ⊙ UTILITY, ELECTRIC PULL-BOX
- ⊙ UTILITY, ELECTRIC TRANSFORMER
- UTILITY, ELECTRIC GUY WIRE
- ⊙ ELECTRICAL, YARD LIGHT
- ⊙ UTILITY, AIR CONDITIONING UNIT
- ⊙ UTILITY, GAS METER
- ⊙ UTILITY, GAS VALVE
- ⊙ UTILITY, GAS VALVE
- r UTILITY, GAS VENT PIPE
- ⊙ UTILITY, GAS PUMP
- ⊙ UTILITY, GAS REGULATOR VALVE
- ⊙ UTILITY, FIRE HYDRANT
- ⊙ UTILITY, WATER FAUCET
- ⊙ UTILITY, WATER VALVE
- ⊙ UTILITY, WATER METER
- ⊙ UTILITY, WATER MANHOLE
- ⊙ UTILITY, WATER FILTRATION TANK
- ⊙ UTILITY, WATER SIPHON VALVE
- ⊙ UTILITY, SANITARY MANHOLE
- ⊙ UTILITY, CLEANOUT
- ⊙ UTILITY, TELEPHONE PEDESTAL
- ⊙ UTILITY, STORM DRAINAGE MANHOLE
- ⊙ DRAINAGE, CATCH BASIN
- ⊙ UTILITY, UNKNOWN VAULT
- ⊙ SITE, SECURITY CAMERA
- ⊙ SITE, GREASE TRAP

Point #	Elevation	Northing	Easting	Description
100	5105.98	1489377.92	1503355.37	Control-Point OPUS
101	5102.44	1488754.82	1503573.10	Control Point PK-Washer
102	5103.92	1488710.73	1503392.55	Control Point PK-Washer
103	5101.79	1489838.33	1503343.69	Control Point PK-Washer
104	5102.19	1489867.88	1503453.26	Control Point PK-Washer



SCALE 1"=40'



**SURVEYORS CERTIFICATION**

I, DAVID P ACOSTA, A NEW MEXICO PROFESSIONAL SURVEYOR (#21082) CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



April 22, 2021

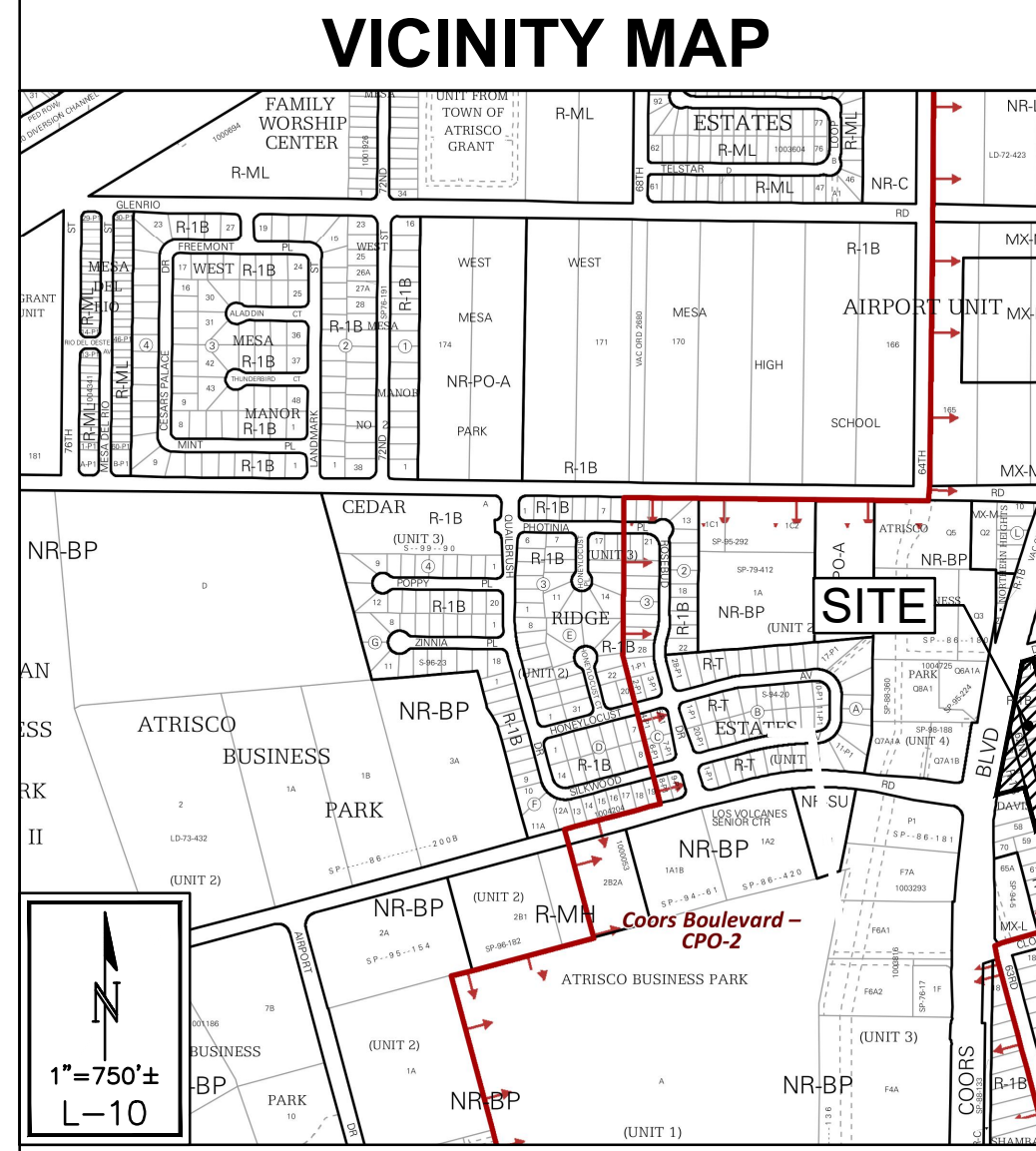
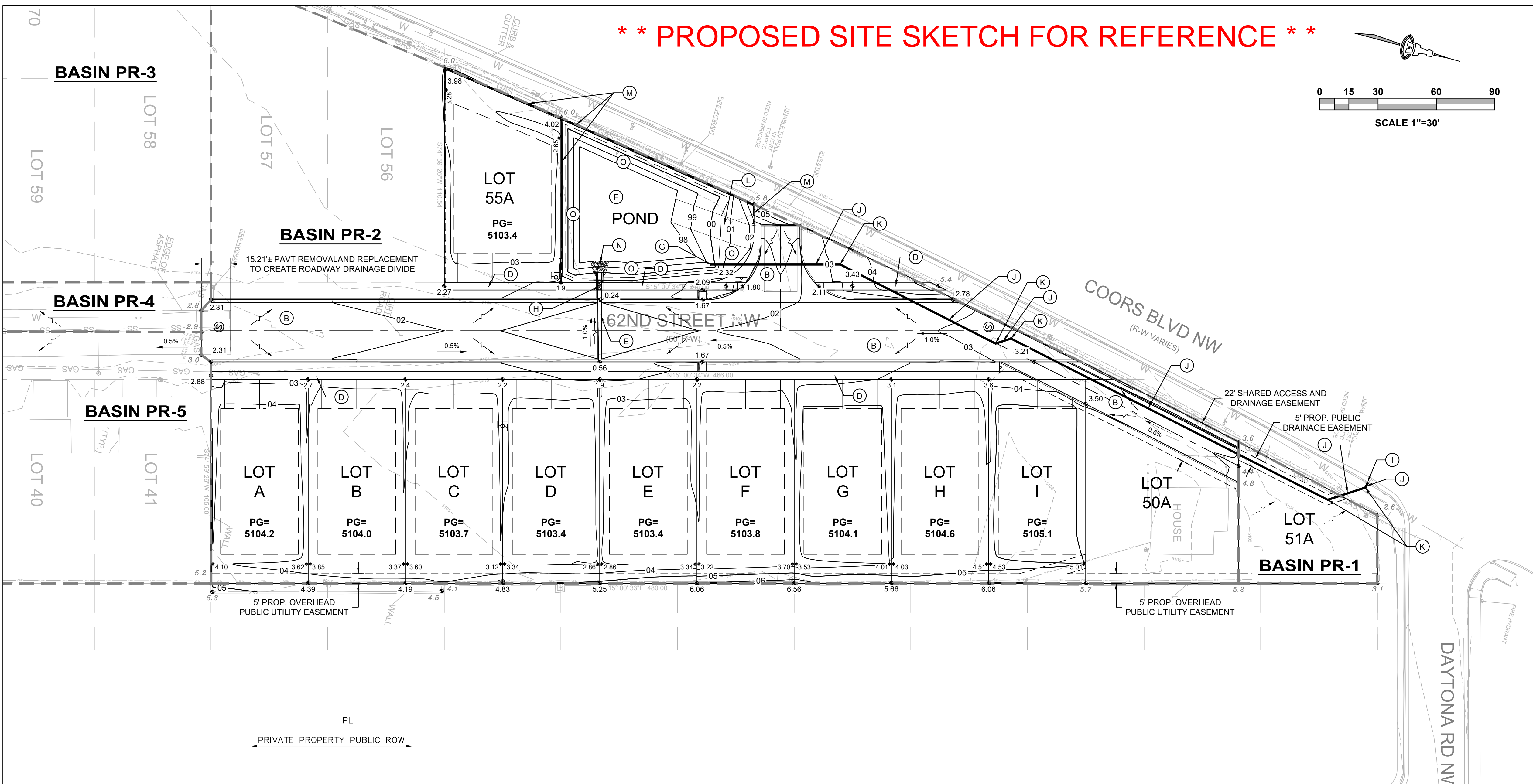
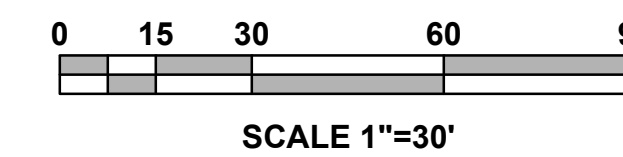
DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
 PO BOX 65395  
 ALBUQUERQUE, NM 87193  
 505-917-8921



**\*\* PROPOSED SITE SKETCH FOR REFERENCE \*\***



**KEYED NOTES**

- THE OVERALL GRADING & DRAINAGE PLAN IS PROVIDED FOR INFORMATION ONLY. SEE CG-101, CG-102 AND CG-103 FOR DETAILED GRADING AND NOTES.
- A. ALL WORK WITHIN NMDOT ROW SHALL MEET NMDOT STANDARD SPECIFICATIONS, CURRENT EDITION. THE CONTRACTOR SHALL RE-SEED ALL AREAS OF DISTURBANCE WITHIN NMDOT ROW PER NMDOT SPECIFICATION 632.3.6, 2019 EDITION.
  - B. NEW PAVING. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. PUBLIC RESIDENTIAL ROADWAY SECTION TO FOLLOW COA STANDARD DETAIL 2405A.
  - C. SEE PUBLIC WORK ORDER PLANS (PWO) FOR CONSTRUCTION WITHIN ALL RWYS INCLUDING ACCESS DRIVES, CURB AND GUTTER, ADA COMPLIANT RAMPS, PUBLIC SIDEWALKS, CONNECTION TO PUBLIC STORM DRAIN, COVERED SIDEWALK CULVERTS, ETC. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
  - D. 4-FT WIDE PUBLIC SIDEWALK. SLOPE WITHIN ADA COMPLIANT SIDEWALK AREAS TO MAINTAIN A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. SEE ADA COMPLIANCE NOTE THIS SHEET.
  - E. 2-FT WIDE CONCRETE ALLEY GUTTER.
  - F. STORMWATER DETENTION POND. REFER TO CG-EX-BASIN & CG-PR-BASIN SHEETS FOR EXISTING AND PROPOSED DRAINAGE BASINS, AND ADDITIONAL DRAINAGE DESIGN DETAIL.
  - G. STORMWATER DETENTION POND 6-INCH STANDPIPE, RIM ELEV = 5098.75
  - H. 2-FT WIDE SIDEWALK CULVERT, PER COA STANDARD DETAIL 2236.
  - I. EXISTING CURB INLET, INVERT TO BE CONFIRMED BY CONTRACTOR
  - J. PROPOSED 6-INCH HDPE STORM DRAIN, MINIMUM 1% SLOPE.
  - K. PROPOSED 6-INCH HDPE STORM DRAIN 45° BEND.
  - L. PROPOSED 12-FT WIDE POND ACCESS DRIVE, MAXIMUM 10% SLOPE.
  - M. SITE RETAINING WALL(S) TO ACHIEVE REQUIRED GRADE DIFFERENCE. STRUCTURAL DESIGNS BY WALL CONTRACTOR (FOOTINGS, GUARDRAILS, REINFORCING, WATERPROOFING, WEEPHOLES, ETC.).
  - N. ANGULAR ROCK EROSION PROTECTION.
  - O. POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE 'FINAL STABILIZATION CRITERIA' CGP 2.2.14.B

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-266-8828 | www.iafcivil.com

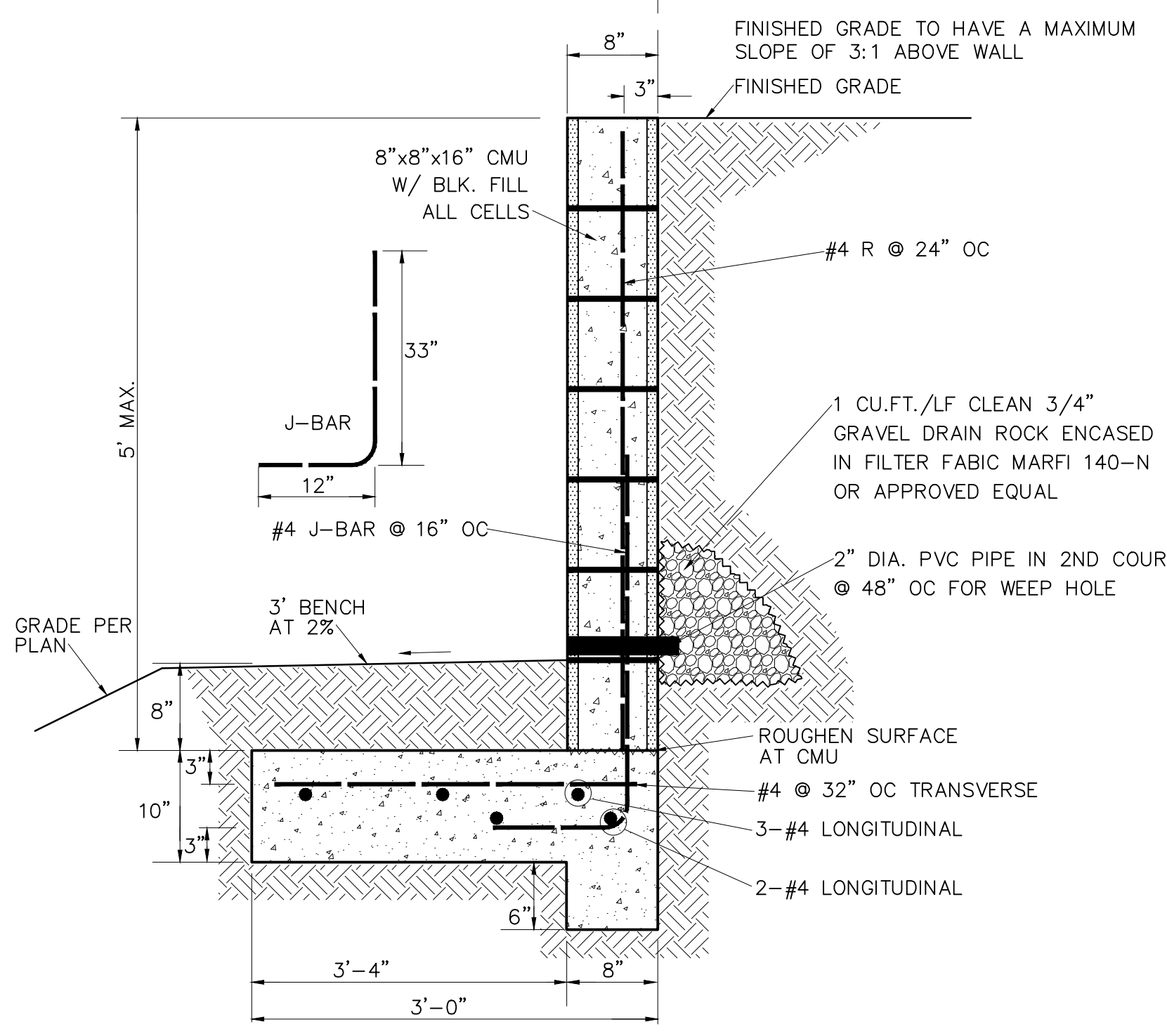
© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

Engineer

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

PRIVATE PROPERTY PUBLIC ROW



NOTE: FINAL WALL DESIGN TO BE PROVIDED BY OTHERS

RETAINING WALL - ADJACENT TO COORS BLVD.

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 08/09/21  
BY: Renee C. Brizzolotti  
HydroTeam # J11D043

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

**PROJECT INFORMATION**

**PROPERTY:** THE PROJECT SITE CONSISTS OF TWELVE (12) UNDEVELOPED LOTS LOCATED OFF OF THE EXISTING UNPAVED ROAD SECTION OF 62ND STREET. THE PROPERTIES ARE LOCATED WITHIN C.O.A. VICINITY MAP L-10. THE SITE IS BOUNDED BY COORS BLVD TO THE NORTHWEST, DAYTONA ROAD TO THE NORTH, AND BY THE EXISTING RESIDENTIAL HOMES OFF OF THE PAVED PORTION OF 62ND STREET TO THE SOUTH.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS ON SITE WILL BE A NEW SUBDIVISION INCLUDING TEN (10) RESIDENTIAL LOTS AND ONE DRAINAGE POND. THE SUBDIVISION WILL ALSO PROVIDE AN EXTENSION OF THE PAVED 62ND STREET TO PROVIDE ACCESS TO THE PROPOSED HOUSING WITHIN THE NEW SUBDIVISION.

**LEGAL:** LOTS 42-50, 53-55 DAVIS PEREA-COURSON SUBDIVISION, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**AREA:** 2.05 AC (89,087 SF; INCLUDES 62ND STREET EXTENSION)

**ADDRESS:** 528 62ND STREET NW, ALBUQUERQUE, NM 87015

**BENCHMARK:** CONTROL POINT #100 (N: 1489377.92, E: 1503355.37, Z: 5105.98); CONTROL POINT #101 (N: 1488754.82, E: 1503573.10, Z: 5102.44)

**OFF-SITE:** OFF-SITE DRAINAGE FROM LOT 50A, 56, & 57 WILL AFFECT THIS PROPERTY. THE DRAINAGE POND CALCULATIONS HAS ACCOUNTED FOR THE EXPECTED OFF-SITE DRAINAGE FROM THE NEIGHBORING LOTS (DRAINAGE BASIN PR-2 INCLUDES THE OFF-SITE LOTS, AND IS THE SOLE CONTRIBUTING DRAINAGE BASIN TO THE DRAINAGE POND).

**FLOOD HAZARD:** PER FEMA FLOOD HAZARD MAP 35001C0114H, EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

**DRAINAGE PLAN CONCEPT:** FOR NEW DEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 90TH PERCENTILE STORM EVENT OR 0.42".

THE EXISTING UNDEVELOPED LOTS AND UNPAVED PORTION OF 62ND STREET DRAINS SOUTHWARDS TOWARD CLOUDCROFT ROAD. ONLY THE NORTHERN MOST PORTION OF THE UNDEVELOPED LOTS DRAIN NORTHWARD TO THE PUBLIC RIGHT-OF-WAY OF COORS BOULEVARD, ENTERING THE EXISTING CURB INLET NEAR THE SOUTHEAST CORNER OF THE COORS BOULEVARD AND DAYTONA ROAD INTERSECTION.

THE PAVED ROADWAY OF 62ND STREET IS POORLY GRADED WITH VARIOUS LOW POINTS AND PONDING PRESENT FOLLOWING STORM EVENTS. THERE ARE NO PUBLIC DRAINAGE FACILITIES PRESENT WITHIN THE PAVED PORTION OF 62ND STREET OR SOUTHWARD WITHIN CLOUDCROFT ROAD.

EXISTING SITE RUNOFF AND RUNOFF FROM THE OFF-SITE RESIDENTIAL HOUSES DRAIN SOUTHWARD TO THE PAVED PORTION OF 62ND STREET, AND PONDS UNTIL THE HIGH POINT CONNECTION TO CLOUDCROFT IS OVERTOPPED.

THE PROPOSED DRAINAGE CONCEPT WILL ESTABLISH A NEW DETENTION POND TO COLLECT THE EXISTING SITE RUNOFF AND PROPOSED INCREASE GENERATED ON SITE. THE POND WILL PROVIDE SOME RELIEF TO THE SOUTHERN PAVED PORTION OF 62ND STREET BY DECREASING THE AMOUNT OF RUNOFF ENTERING THE SOUTHERN DRAINAGE BASINS, WHERE PONDING IS PRESENT.

THE DETENTION POND WILL PROVIDE A SIX (6) INCH STAND PIPE AND A SIX (6) INCH HDPE STORM DRAIN LINE AS AN OUTLET. THE STORM DRAIN OUTLET SYSTEM WILL CONVEY DRAINAGE WITHIN THE POND TO THE EXISTING CURB INLET WHICH COLLECTS THE SITE'S GENERATED RUNOFF FLOWING NORTHWARD.

THE OUTLET DRAIN SYSTEM WILL CONTROL THE FLOW THROUGH THE PIPE IN ORDER TO MATCH, WITHOUT EXCEEDING, THE HISTORICAL RUNOFF FLOW ENTERING THE CURB INLET. THE DRAIN SYSTEM DECREASES THE OVERLAND RUNOFF ENTERING THE CURB INLET, REDUCING THE AMOUNT OF SOIL AND SEDIMENT WHICH ENTERS THE PUBLIC STORM DRAIN SYSTEM CURRENTLY.

**LEGEND**

- 88 ——— PROPOSED CONTOUR
- 88 - - - - - EXISTING CONTOUR
- 1.91 ● PROPOSED SPOT ELEVATION
- 3.5 ● EXISTING SPOT ELEVATION
- PROPOSED SURFACE FLOW DIRECTION
- EXISTING SURFACE FLOW DIRECTION
- PG = 4992.50 BUILDING PAD ELEVATION
- PROPOSED STORM DRAIN
- PROPOSED EROSION PROTECTION
- PROPOSED WALL
- PROPOSED DRAINAGE BASINS

**ADA COMPLIANCE**

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMPS(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

ENGINEERS' CERTIFICATION	ISSUE:	IA 2415
	PROJECT NUMBER:	2415 CG-101
Description	FILE:	IMNA
	DRAWN BY:	FCA
	CHECKED BY:	FCA
	DATE:	08-06-2021
Date		
No		
SHEET TITLE		
OVERALL GRADING & DRAINAGE PLAN		
SHEET NUMBER		
CG-100		