

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 22, 2025

John Stapleton, PE
Community Design Solutions
9384 Valley View Dr. NW
Albuquerque, NM 87114

RE: 4221 64th St NW
Grading and Drainage Plans
Engineer's Stamp Date: 12/08/2025
Hydrology File: F10D067
Case # HYDR-2025-00294

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 12/16/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

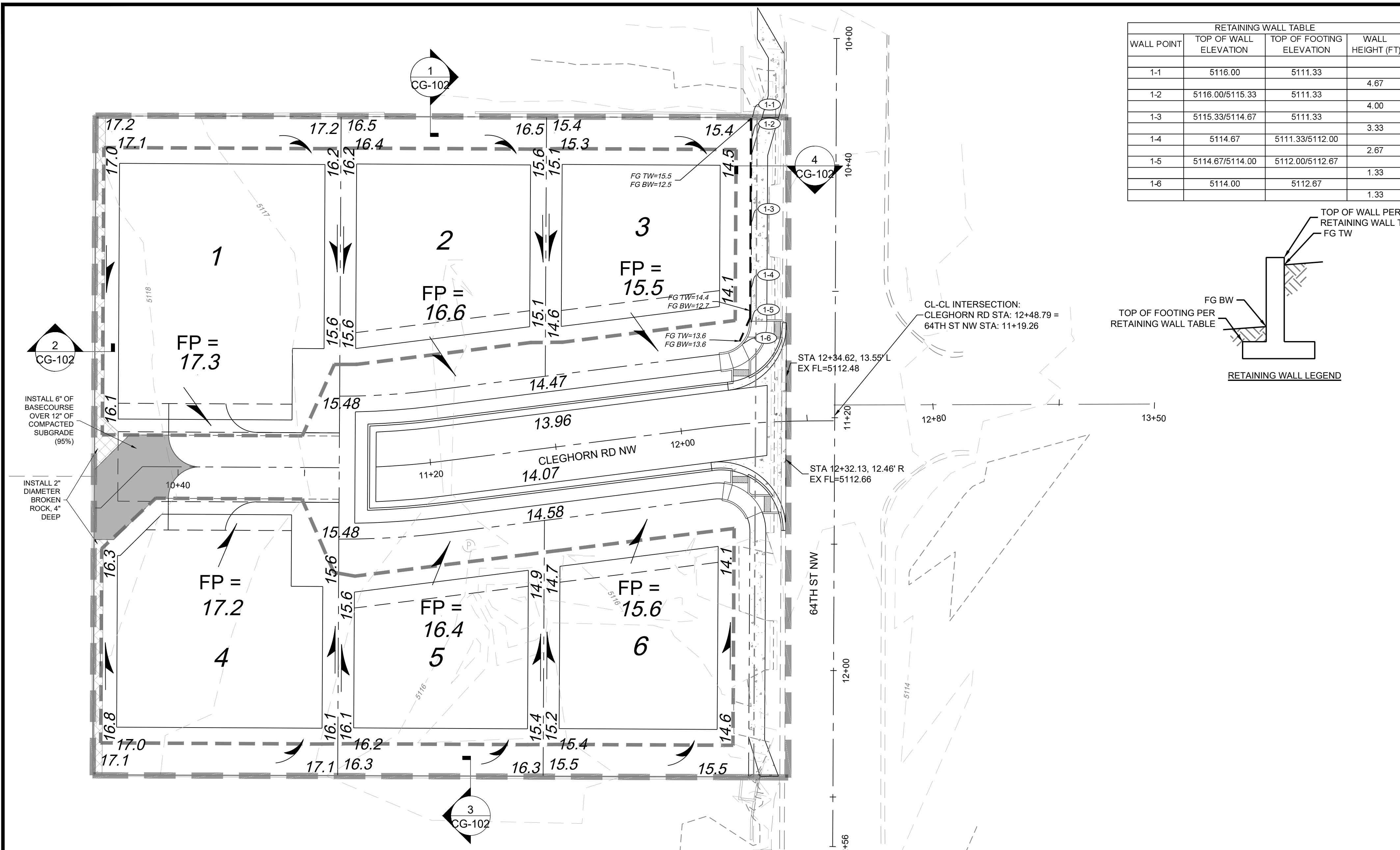
www.cabq.gov

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

NAME: P:\habitat for humanity\256701 64th subdivision\3_dwg\Sheets\Grading Plan.dwg Plotted: Dec 16, 2025 9:57am



LEGEND

- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION
- TOP OF CURB OR FINISHED GROUND ELEVATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIMITS OF GRADING
- RETAINING WALL
- RETAINING WALL POINT
- LIMITS OF OVER EXCAVATION
- SWALE

ABBREVIATIONS:

- EG - EXISTING GROUND
- FP - FINISH PAD
- TYP - TYPICAL
- FF - FINISH FLOOR
- LP - LOW POINT

KEYED NOTES

- EXTENTS OF BASE COURSE
- EXTENTS OF BROKEN ROCK

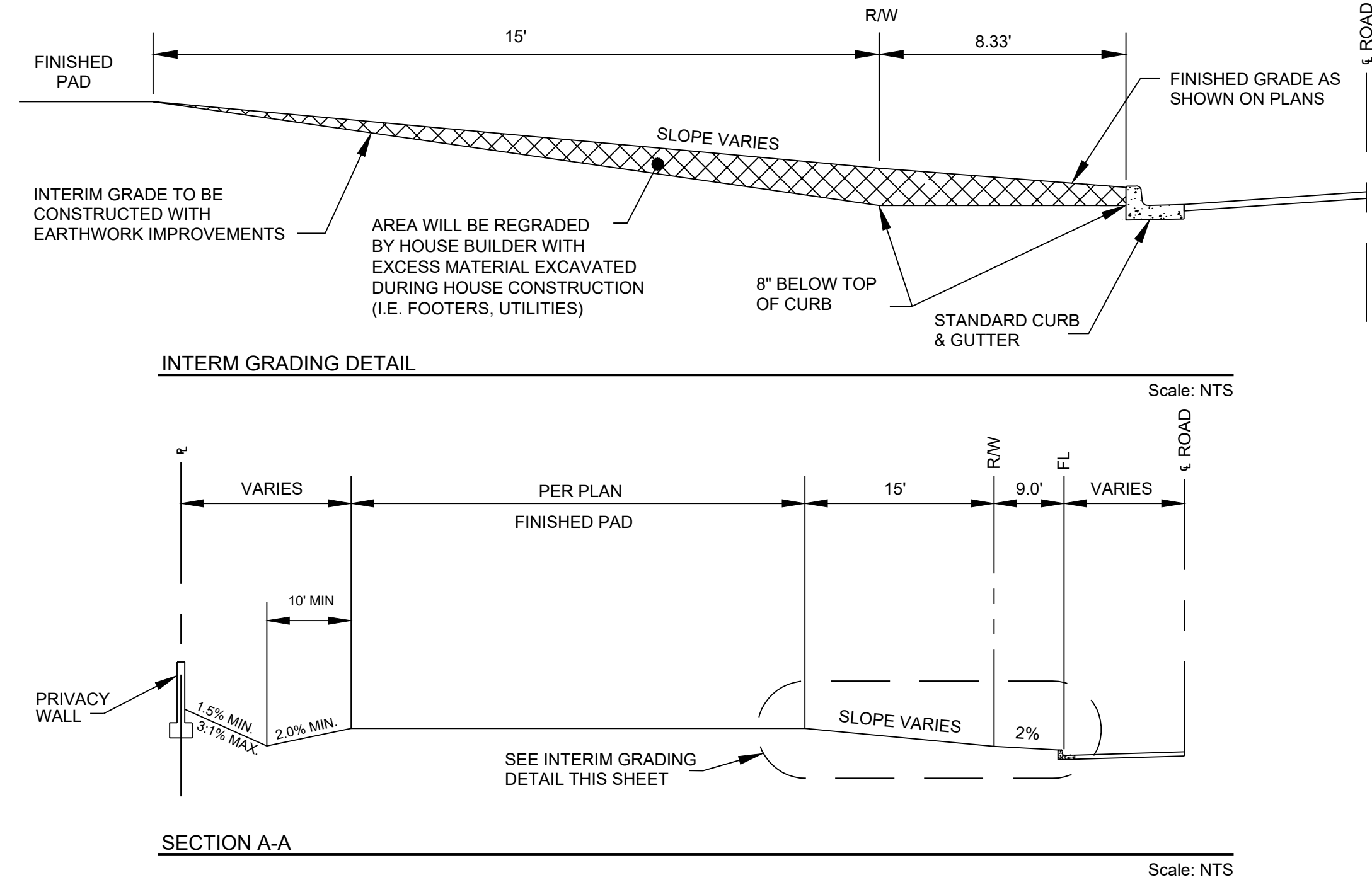
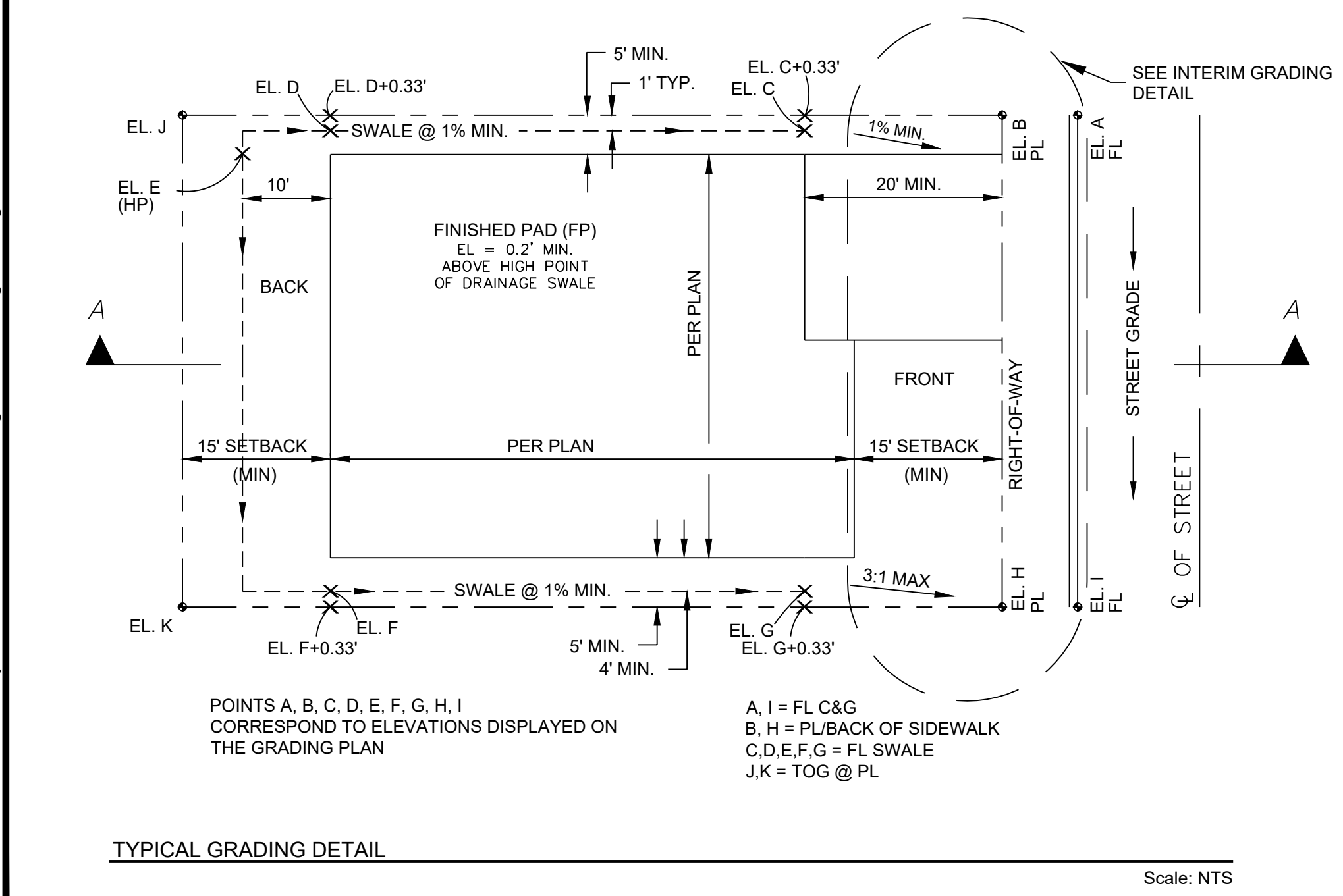
- ### GRADING NOTES
- ALL SPOT ELEVATIONS SHOWN IN ROADWAY ON GRADING PLAN SHEETS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL CONSTRUCT ROADWAYS PER PLAN AND PROFILE SHEETS.
 - SEE GRADING PLAN DETAILS FOR RETAINING WALL ELEVATION TABLES.
 - DRIVEWAY LOCATIONS FOR LOTS 1 AND 4 MAY BOTH OR INDIVIDUALLY SHIFT EAST AND WEST PER THE FINAL HOUSE PLANS.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTION 34, TOWNSHIP 11 NORTH, RANGE 2 EAST AND SECTION 3, TOWNSHIP 10 NORTH, RANCH 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, CONTAINING 43,610.47 SQUARE FEET AND 1.00 ACRES, MORE OR LESS.

City of Albuquerque
Planning Department
Hydrology Review Services
APPROVED
DATE: 12-22-2025
BY: [Signature]
HydroTrans # F10D067

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



CONSULTANTS
CDS COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

BENCH MARKS
ACS CONTROL Station 5_L_F10
N: 1,503,999.466 US SURVEY FEET
E: 1,500,431.472 US SURVEY FEET
ELEVATION: 5135.078 US SURVEY FEET (NAVD '88)
NAD83
G-G = 0.989880747
DELTA-ALPHA = -00°16'09.99"

SEAL
JOHN M. STAPLETON
30170
NEW MEXICO
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY

CONTRACTOR: [Blank]
WORK STAKED BY: [Blank]
INSPECTOR'S ACCEPTANCE BY: [Blank]
FIELD VERIFICATION BY: [Blank]
DRAWINGS CORRECTED BY: [Blank]

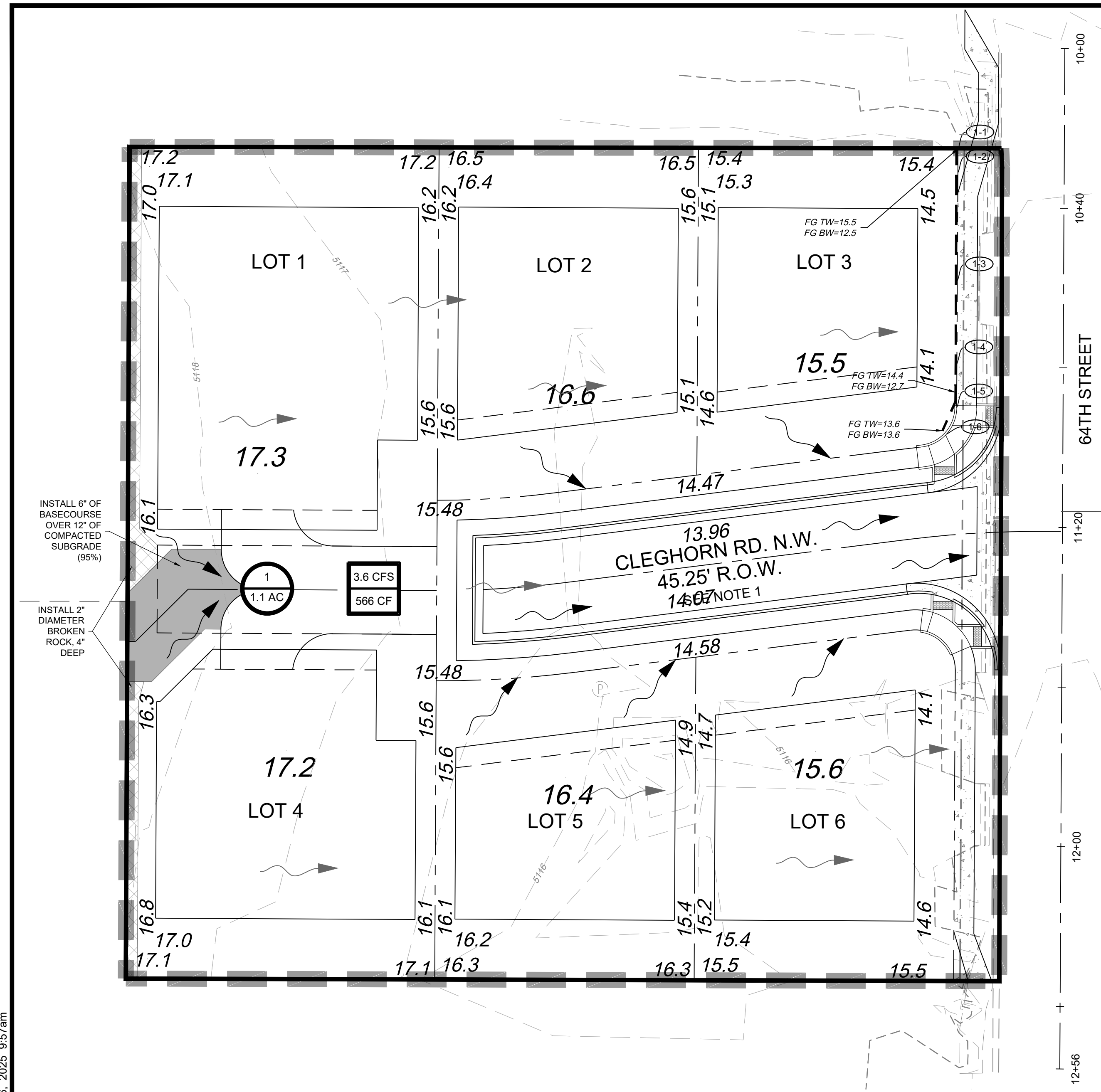
DESIGNED BY: CDS
DRAWN BY: CDS
CHECKED BY: CDS
DATE: 11/08/2024

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

GRADING PLAN

DESIGN REVIEW COMMITTEE: [Blank] CITY ENGINEER APPROVAL: [Blank] ZONE MAP NO. F-10-Z
CITY PROJECT NO. ###
SHEET NO. CG-100

NAME: P:\habitat for humanity\256701 64th subdivision\3.dwg\Sheets\Grading and Drainage Plan.dwg Plotted: Dec 16, 2025 9:57 am



Project Name: 64th Street Subdivision
 Project No: 256701
 Sheet Title: Hydrology Calculations
 Creation Date: 08/06/2025

WATER QUALITY			
Subbasin	Imp. A (ac)	WQ Depth (in)	Required WQ Vol (cu ft)
DEV1	0.6	0.26	566
FEE IN LIEU = 566cf x \$6/cf = \$3,396			

HYDROLOGY CALCULATIONS

Subbasin	Area (ac)	INPUT: HISTORIC CONDITIONS				Treatment Type Area (%)			
		Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
EX1	1.1	1.0	0.0	0.0	0.1	90%	0%	0%	10%

Subbasin	Area (ac)	INPUT: PROPOSED CONDITIONS				Treatment Type Area (%)			
		Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
DEV1	1.1	0.0	0.2	0.3	0.6	0%	18%	25%	57%

OUTPUT: HISTORIC CONDITIONS				
Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
EX1	1.1	1.9	0.062	1.8

OUTPUT: PROPOSED CONDITIONS				
Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
DEV1	1.1	3.6	0.144	3.5

HYDROLOGY SUMMARY	
Total Runoff Vol. (acft) for One 6hr-100yr Storm	0.144
Total Runoff Vol. (acft) for Two Consecutive 6hr-100yr Storm	0.288
Total Runoff Vol. (acft) for One 10day-100yr Storm	0.231
Total Runoff Vol. (acft) for One 24hr-100yr Storm	0.160

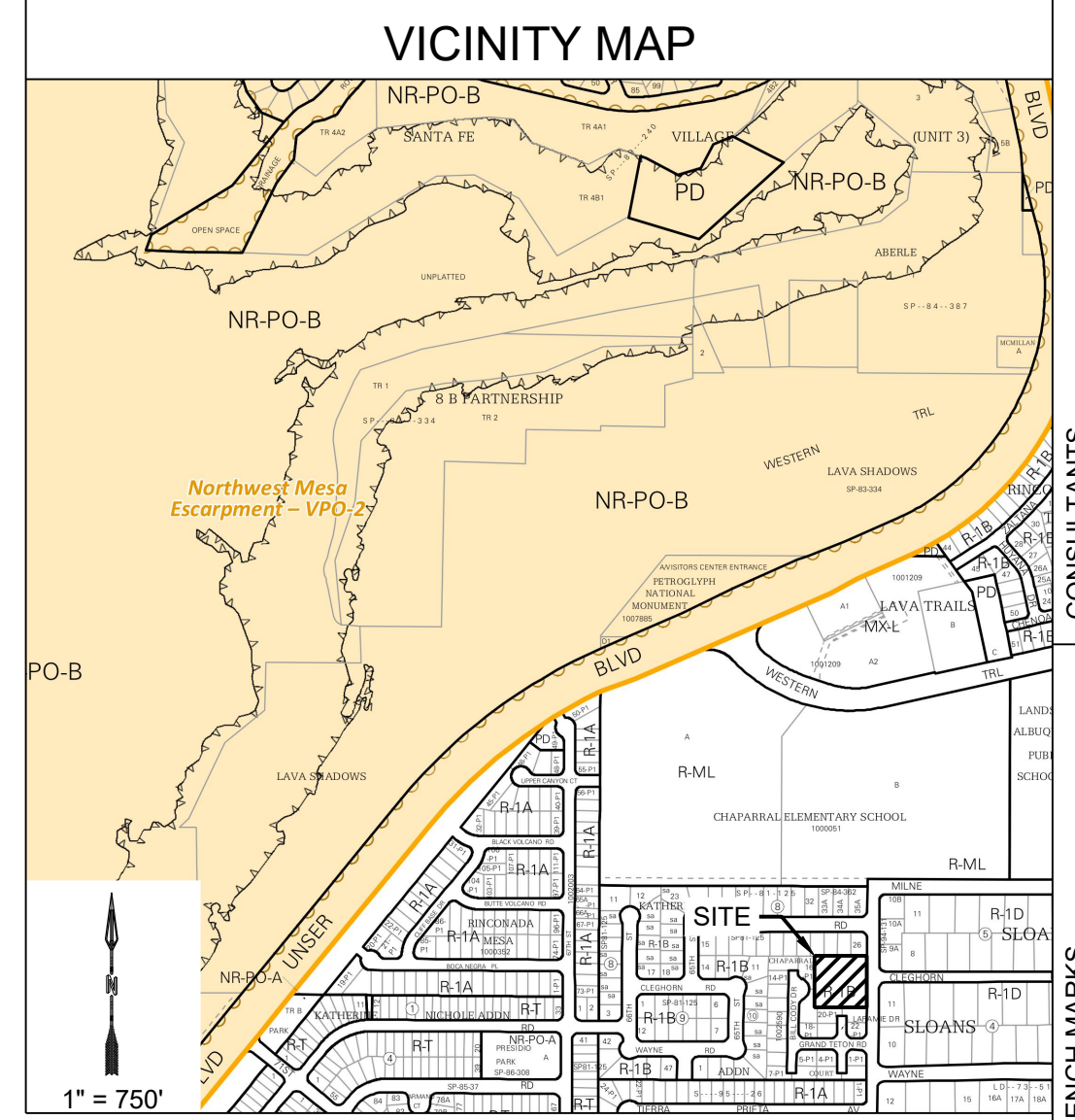
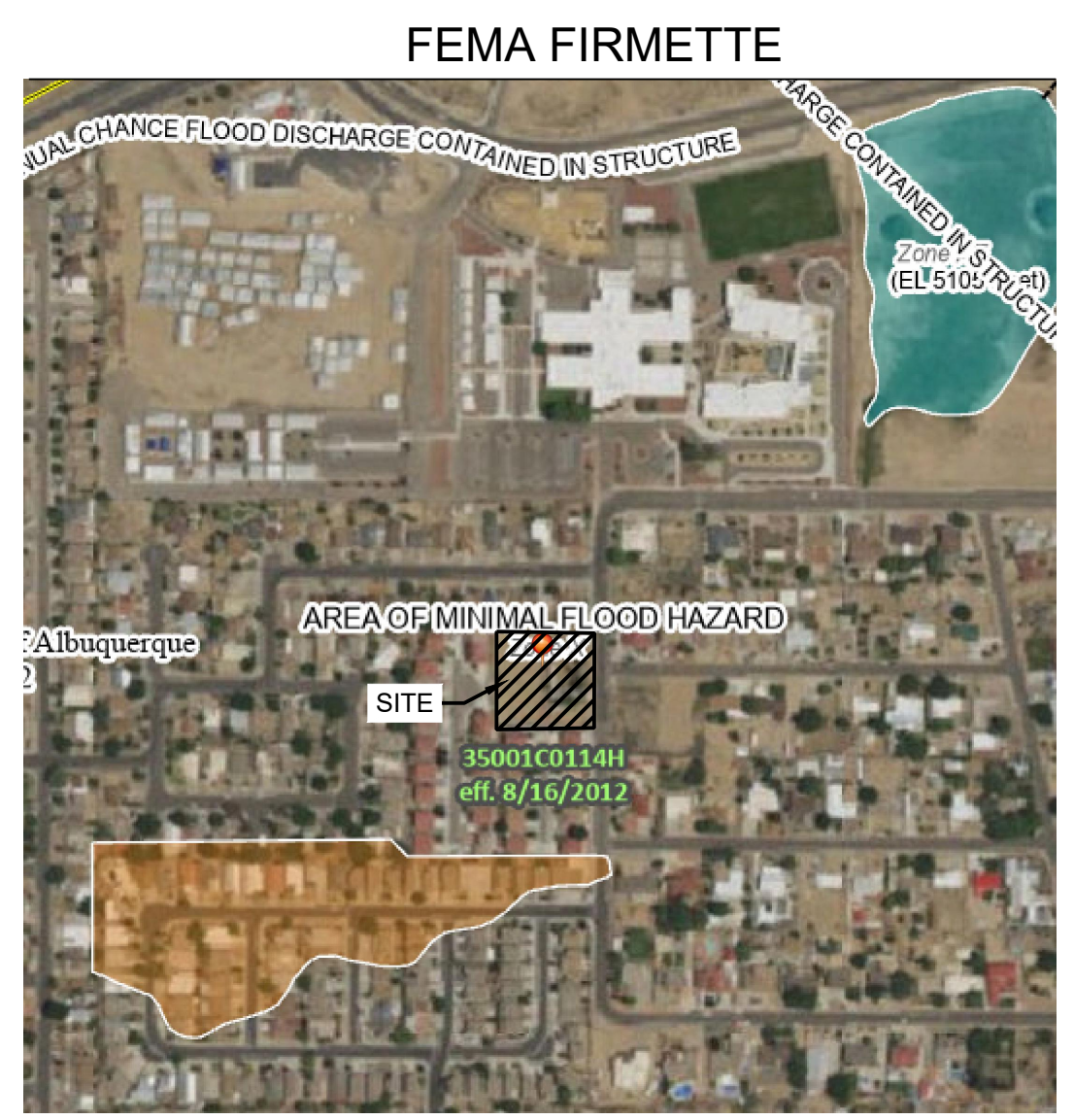
ZONE 1 100-YEAR PEAK DISCHARGE (CFS/ACRE)				
Land Treatment				
A	B	C	D	
1.54	2.16	2.87		4.12

ZONE 1 100-YEAR EXCESS PRECIP. (IN)				
Land Treatment				
A	B	C	D	
0.55	0.73	0.95		2.24

ZONE 1 100-YEAR PRECIP. (IN)			
6-HR	24-HR	10-DAY	
2.17	2.49	3.9	

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DRAINAGE NARRATIVE

BACKGROUND
 THE DEVELOPMENT IS LOCATED AT 4221 64TH STREET, NW. THE EXISTING SITE CONTAINS A HOUSE THAT WILL BE DEMOLISHED WITH THIS PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT SUBDIVIDES THE SITE INTO 6 LOTS AND RIGHT OF WAY FOR A STUB STREET.

METHODOLOGY
 HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.26" (THE REDEVELOPMENT RUNOFF VALUE). ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

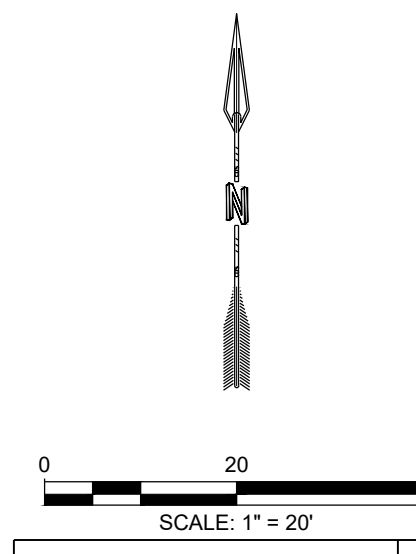
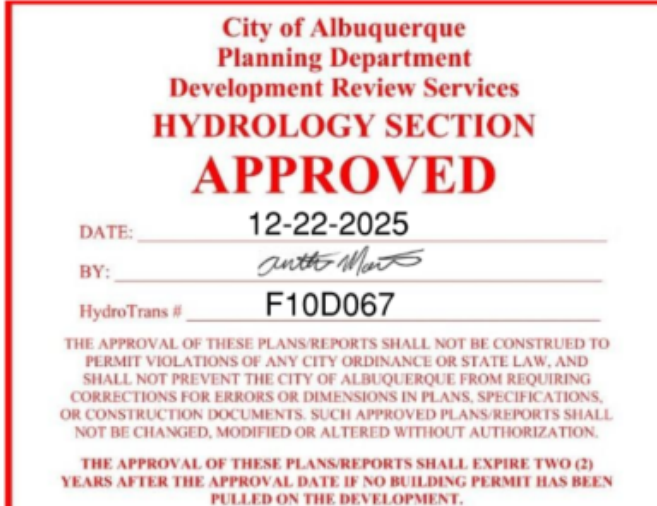
EXISTING CONDITIONS
 UNDER THE EXISTING CONDITIONS, THE MAJORITY OF THE SITE (EX 1) SLOPES FROM WEST TO EAST AND DISCHARGES INTO 64TH STREET. THE RUNOFF IS CONVEYED VIA SURFACE FLOW IN THE ROADWAY TO LADERA POND 16B, WHICH IS DIRECTLY EAST OF CHAPARRAL ELEMENTARY SCHOOL.

DEVELOPED CONDITIONS
 SUBBASIN DEV1 ENCOMPASSES THE ENTIRE SITE. THE PROPOSED LOTS DRAIN TO THE PROPOSED STUB STREET (CLEGHORN RD), THE RUNOFF IS CONVEYED VIA SURFACE FLOW IN THE ROADWAY FROM CLEGHORN RD TO 64TH ST AND ULTIMATELY DISCHARGES TO LADERA POND 16B CONSISTENT WITH THE EXISTING DRAINAGE PATTERN. THE PROPOSED PEAK FLOW AND VOLUME FROM DEV1 IS SUBSTANTIALLY CONSISTENT WITH THE FLOW AND VOLUME SHOWN IN THE LADERA POND 16B STUDY, AND AS DISCUSSED ABOVE, POND 16B WAS SIZED TO ACCEPT FULLY DEVELOPED RUNOFF FROM THIS SITE.

THIS SITE IS THE LAST UNDEVELOPED LOT WITHIN BASIN 164.8 OF THE LADERA POND 16B STUDY. ALTHOUGH THE DOWNSTREAM CONVEYANCE IS CURRENTLY OVERCAPACITY, THE 3.6 CFS OF PROPOSED PEAK RUNOFF FROM DEV1 IS INSIGNIFICANT (1.6%) RELATIVE TO THE TOTAL RUNOFF WITHIN THE CONVEYANCE (219.2 CFS). SINCE REDUCING OR ELIMINATING RUNOFF FROM DEV1 WOULD NOT MATERIALLY CHANGE THE EXISTING CAPACITY ISSUES AND EXISTING STRUCTURES ARE SAFE FROM FLOODING, THIS PLAN PROPOSES FREE DISCHARGE OF DEV1 TO POND 16B.

FEE IN LIEU OF WATER QUALITY TREATMENT IS REQUESTED BECAUSE THE PROPOSED SUBDIVISION IS TOO SMALL TO HAVE AN HOME OWNERS ASSOCIATION TO MAINTAIN A WATER QUALITY POND. CALCULATIONS OF WATER QUALITY VOLUME AND THE FEE IN LIEU AMOUNT ARE SHOWN IN THE TABLES ON THIS SHEET.

- LEGEND:**
- XX BASIN DESIGNATION
 - XX AC BASIN AREA, ACRES
 - XX CFS 100-YEAR 24-HOUR STORM PEAK RUNOFF, CFS
 - XX CF REQUIRED WATER QUALITY TREATMENT VOLUME, CF



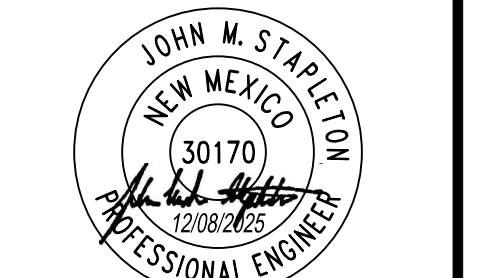
CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.	F-10-Z
		CITY PROJECT NO.	####
		SHEET NO.	CG-101

CDS
 COMMUNITY DESIGN SOLUTIONS, LLC
 9384 VALLEY VIEW DR NW, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87114
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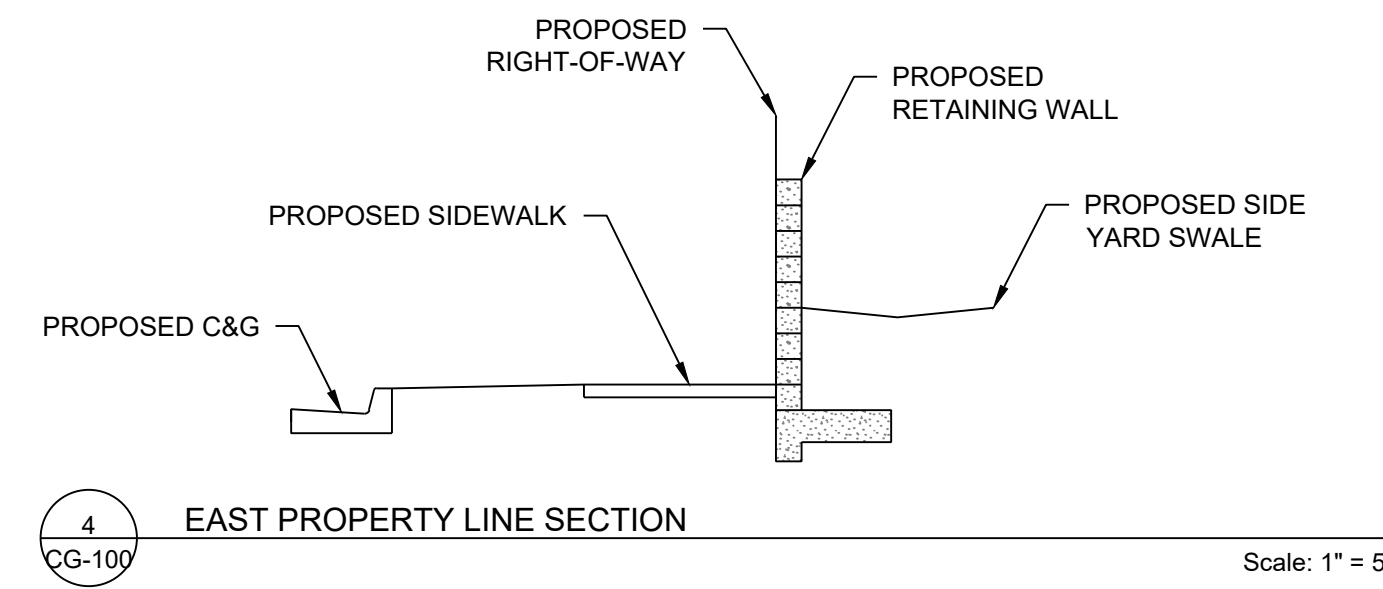
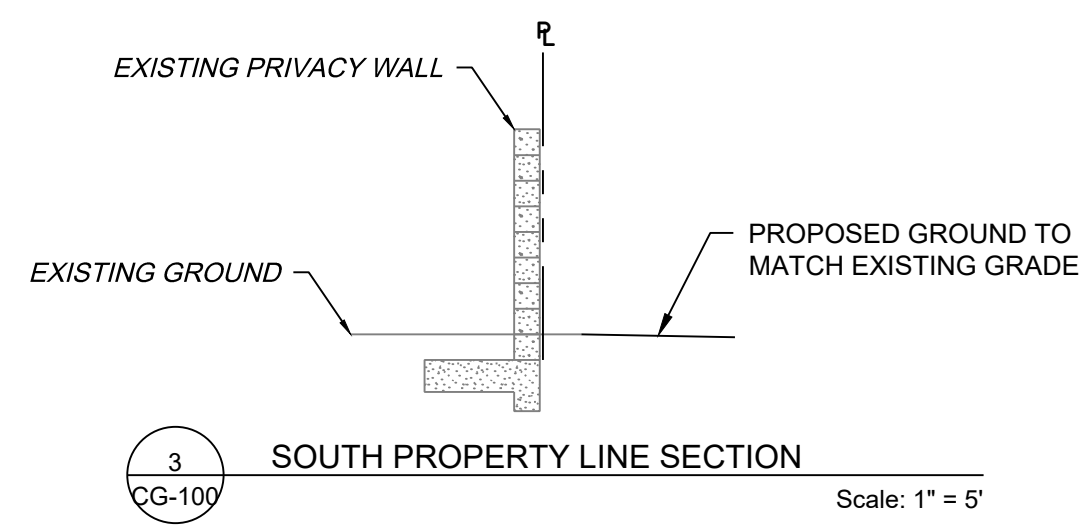
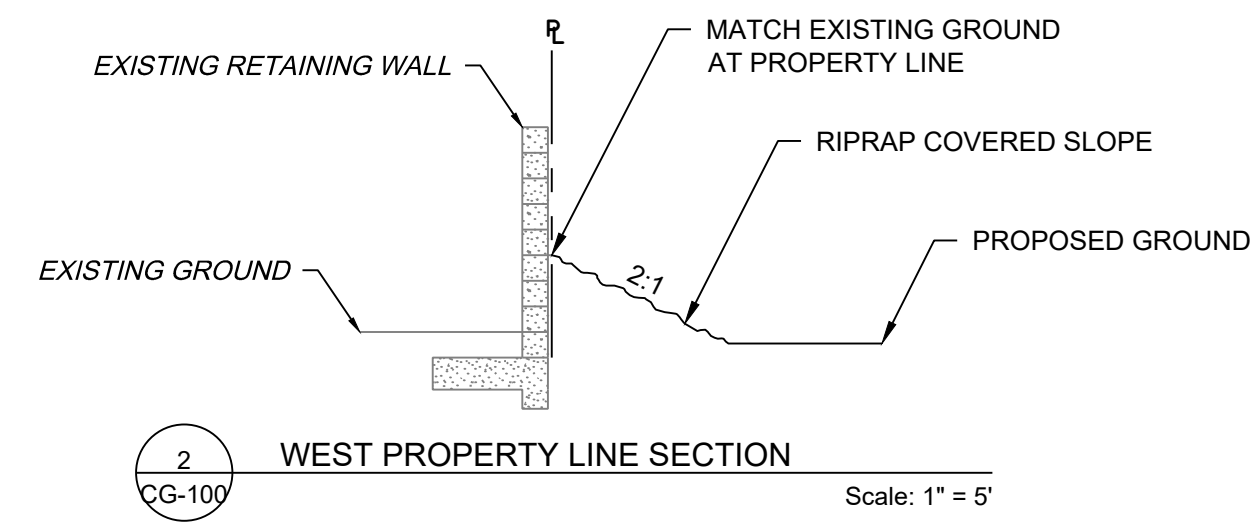
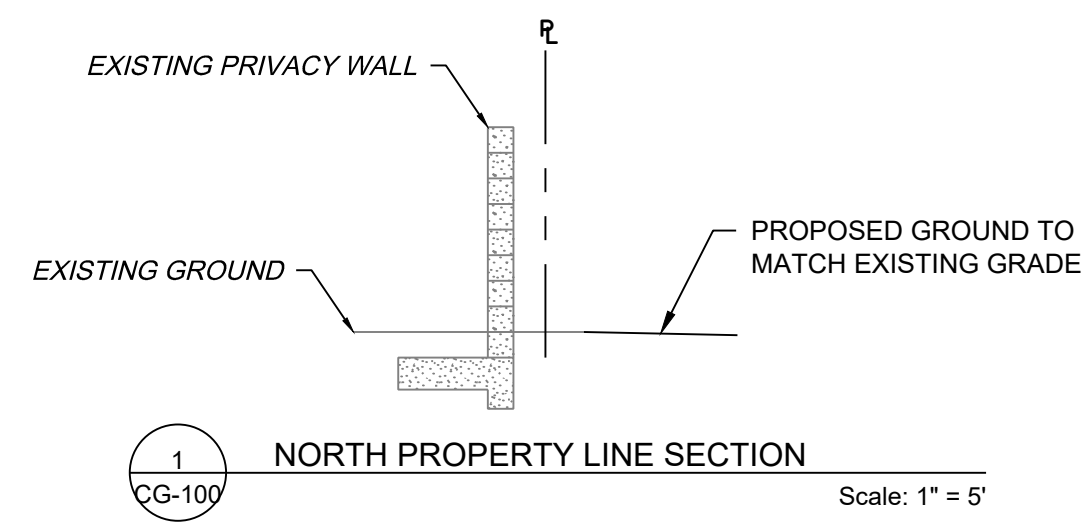
ACCS CONTROL Station 5_L_F10
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 ELEVATION: 5135.078 US SURVEY FEET (NAVD '88)
 NAD83
 G-G = 0.989880747
 DELTA-ALPHA = -001°16'09.99"



NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

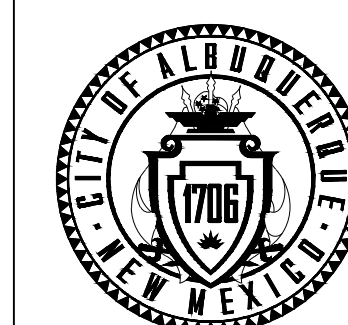
DESIGNED BY: CDS
 DRAWN BY: CDS
 CHECKED BY: CDS
 DATE: 11/08/2024

NAME: P:\habitat for humanity\256701 64th subdivision\3_dwg\Sheets\CG-102 PROPERTY LINE SECTIONS.dwg Plotted: Dec. 16, 2025 9:57am



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12-22-2025
BY: *[Signature]*
HydroTrans #: F10D067

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

PROPERTY LINE SECTIONS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. F-10-Z
		CITY PROJECT NO. ####
		SHEET NO. CG-102

CONSULTANTS

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ELEVATION: 5135.078 US SURVEY FEET (NAV D '88)
NEW MEXICO STATE PLANE CENTRAL ZONE,
NAD83
G-G = 0.989880747
DELTA-ALPHA = -00°16'09.99"



SEAL

NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		INSPECTOR'S ACCEPTANCE BY:	DATE:
		FIELD VERIFICATION BY:	DATE:
		DRAWINGS CORRECTED BY:	DATE:

DESIGNED BY: CDS
DRAWN BY: CDS
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