

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 9, 2021

Ian Anderson, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108

**RE: 62nd Street Subdivision
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 07/01/21
Hydrology File: J11D043**

Dear Mr. Anderson:

Based upon the information provided in your submittal received 07/01/2021, the Conceptual Grading and Drainage Plans are approved for action by the DRB for Platting.

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.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 62nd Street Subdivision Building Permit #: _____ Hydrology File #: _____
DRB#: PR-2020-003688 **EPC#:** _____ **Work Order#:** _____
Legal Description: Lots 42-50, 53-55 Davis Perea-Courson Subdivision, Town of Atrisco Grant
City Address: 528 62nd Street NW, Albuquerque, NM 87015

Applicant: Isaacson & Arfman, Inc. **Contact:** Ian Anderson
Address: 128 Monroe Street NE, Albuquerque, NM 87108
Phone#: 505-268-8828 **Fax#:** _____ **E-mail:** ian@iacivil.com

Other Contact: Greater Albuquerque Habitat for Humanity **Contact:** Doug Champlin/Bill Reilly
Address: 4900 Menaul Blvd. NE, Albuquerque, NM 87110
Phone#: 505-265-0057 **Fax#:** 505-255-0937 **E-mail:** doug@habitatbq.org/
bill@habitatbq.org

TYPE OF DEVELOPMENT: x-10 lots PLAT (# of lots) x RESIDENCE _____ DRB SITE _____ ADMIN SITE _____

IS THIS A RESUBMITTAL? _____ Yes x No

DEPARTMENT _____ TRANSPORTATION x HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
x CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE REPORT
_____ DRAINAGE MASTER PLAN
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ STREET LIGHT LAYOUT
_____ OTHER (SPECIFY) _____
_____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

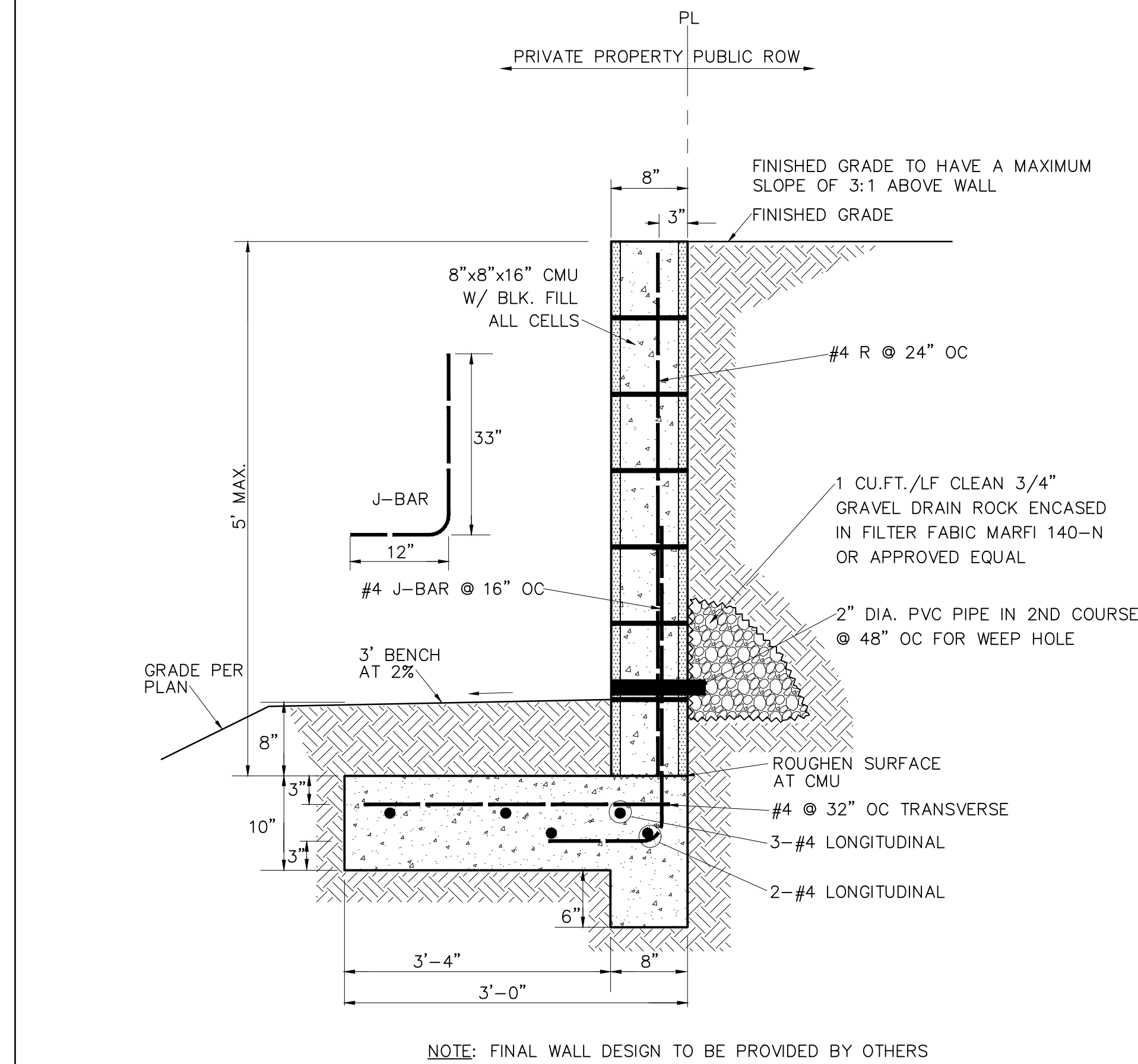
_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY
x PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 07/01/21 **By:** Ian Anderson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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. Brissette*
HydroTrans # 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.

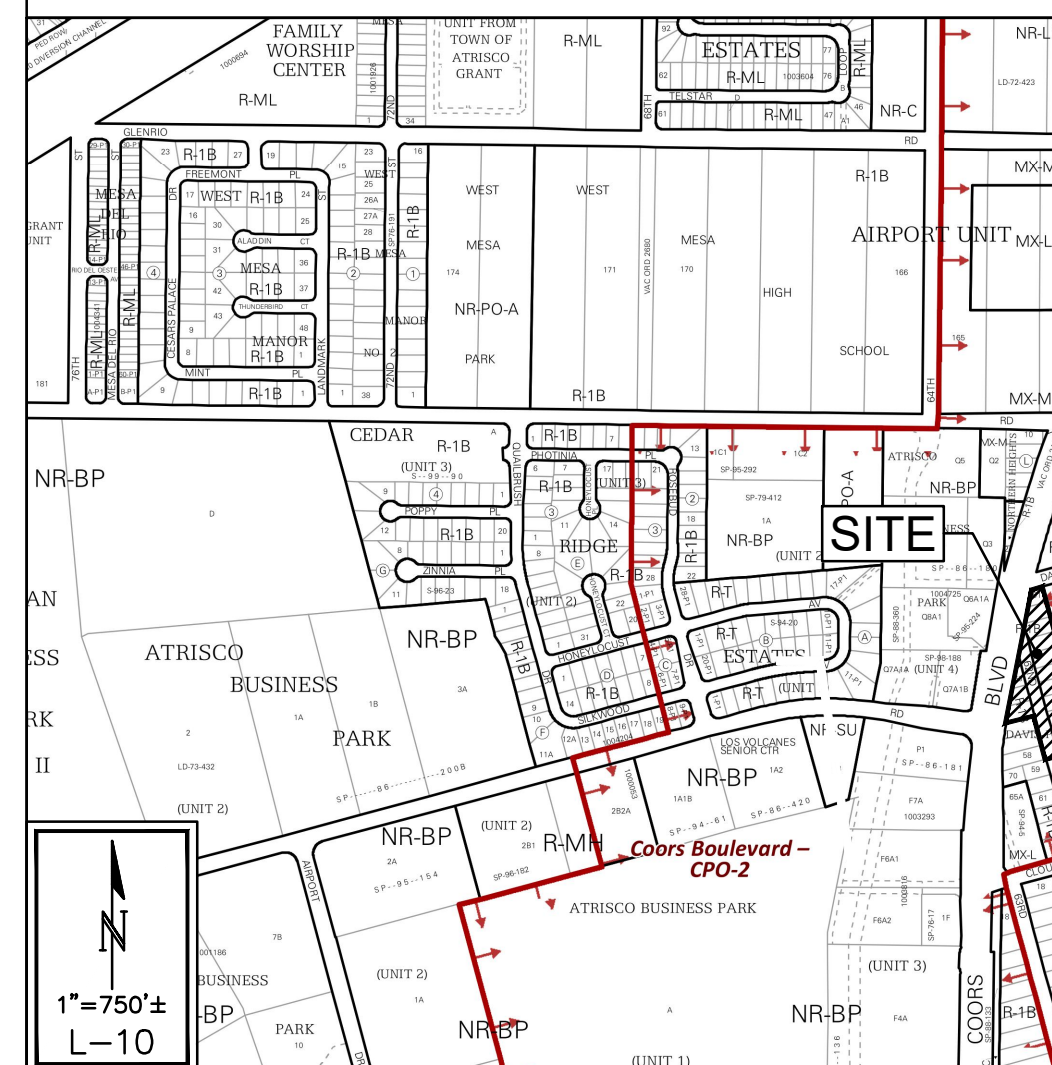
EXISTING SITE RUNOFF AND RUNOFF FROM THE OFF-SITE RESIDENTIAL HOUSES DRAIN SOUTHWARD TO THE PAVED PORTION OF 62ND STREET, AND PONDS UNTIL THE HIGH POINT CONNECTION TO CLOUDCROFT IS OVERTOPPED.

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.

VICINITY MAP

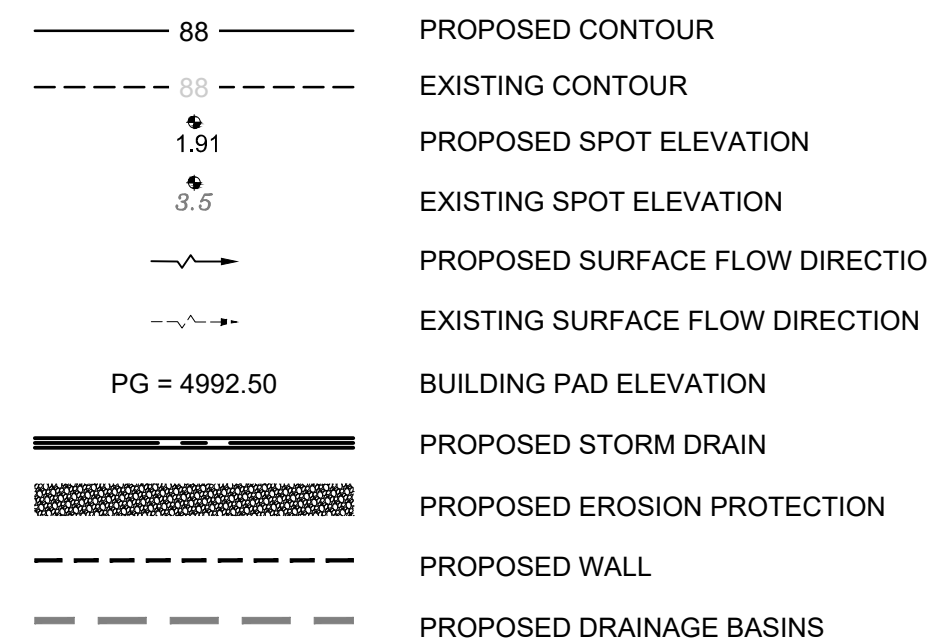


KEYED NOTES

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 632.3-6.3, 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 R/W'S 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" CQP 2.2.14.B

LEGEND



ADA COMPLIANCE

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

[illegible]