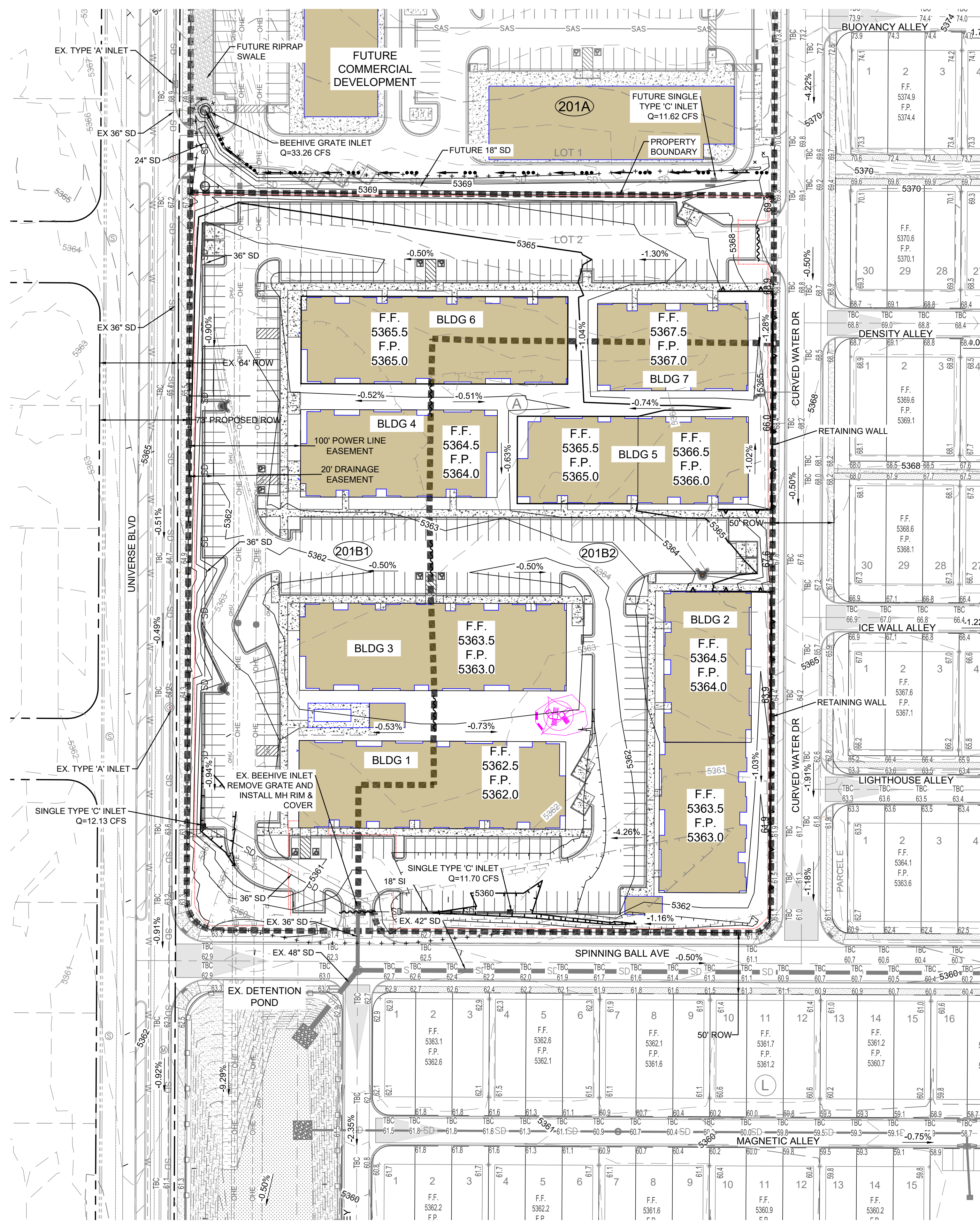


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 Hydro\RS14494.01 - Volcano Cliffs Subdivision UT7 BLD 1110 CADD & BIM\10.1 AutoCAD\Sheet  
 SA\APARTMENTS\RS14494 - Grading Plan Apartments.dwg  
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**GENERAL NOTES**

- SEE SWPPP (BY OTHERS) FOR STABILIZATION MEASURES.
- SEE PLAT FOR LOT DIMENSIONS.
- RETAINING WALL DESIGN WILL BE SUBMITTED SEPARATELY FOR BUILDING PERMIT.
- EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
- THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
- CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY

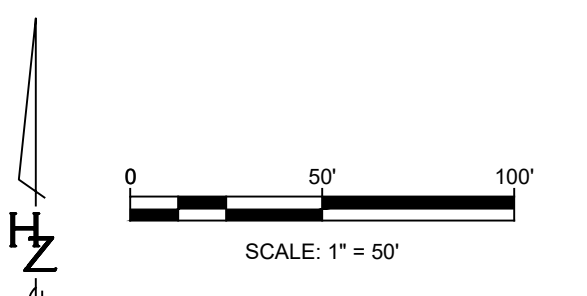
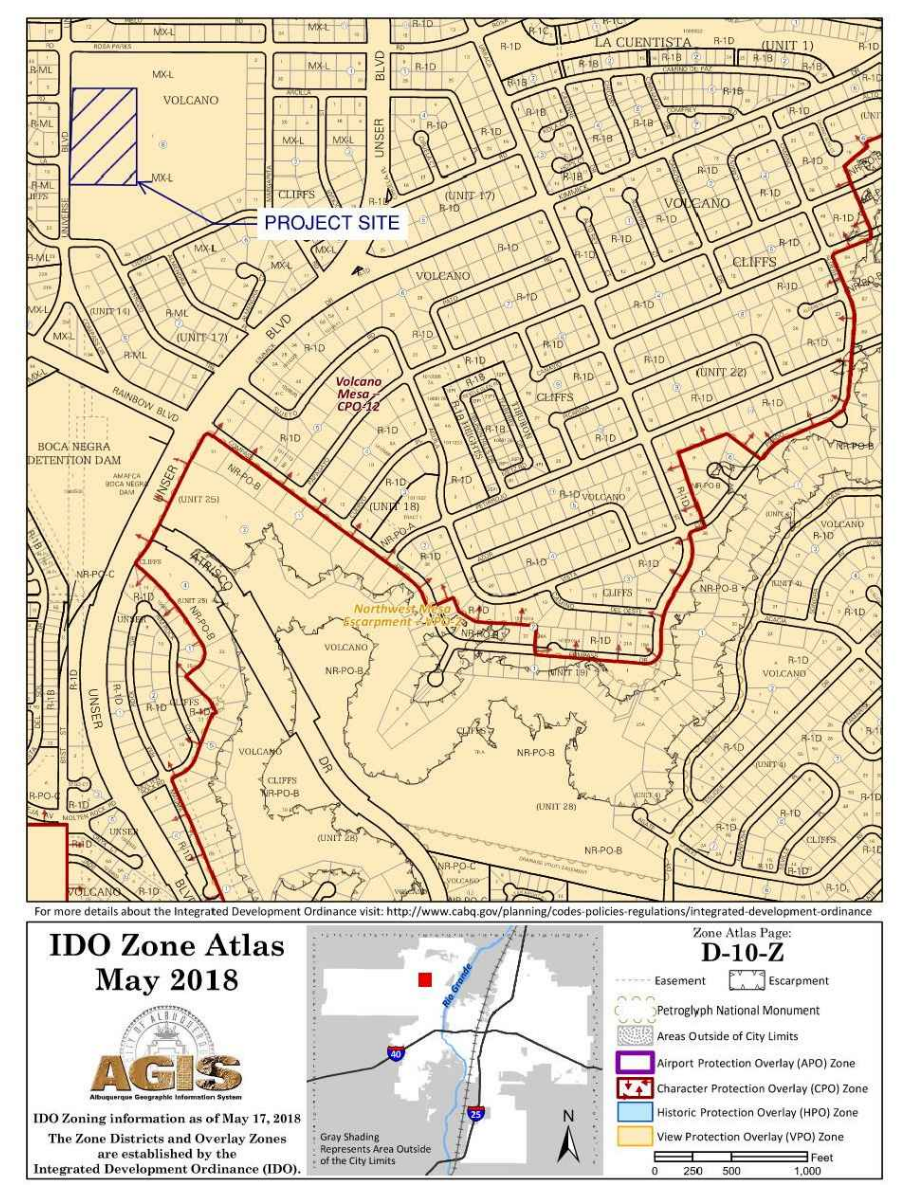
**LEGEND**

- EXISTING (INDEX) CONTOUR
- EXISTING (INTERMED.) CONTOUR
- PROPOSED (INDEX) CONTOUR
- PROPOSED (INTERMED.) CONTOUR
- GRADING LIMITS
- NATIVE SEEDING PER SECTION 1013
- GRAVEL MULCH PER SECTION 1013
- 2" - 4" LANDSCAPE ROCK (DEFERRED)
- 2" - 4" LANDSCAPE ROCK
- 6" - 8" LANDSCAPE ROCK
- 12" - 18" LANDSCAPE ROCK
- 12" SUBGRADE PREP
- CONCRETE
- BASE COURSE ACCESS ROAD
- WATERBLOCK (HIGH POINT)
- SWALE
- PROPOSED RETAINING WALL
- DRAINAGE BASIN BOUNDARY
- DRAINAGE BASIN NUMBER

**DRAINAGE PLAN:**

LOCATION: LOT 2 OF UNIVERSE VIEW SUBDIVISION (A REPLAT OF LOT 1, BLOCK 8, UNIT 17, VOLCANO CLIFFS SUBDIVISION)  
 SITE AREA: APPROX. 6.6 ACRES  
 FLOOD HAZARD STATEMENT: THE SITE IS NOT ENCUMBERED BY A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FIRM MAP DATED SEPTEMBER 26, 2008 (MAP NUMBER 35001C0111G).  
 EXISTING DRAINAGE CONDITIONS:  
 THE PROJECT SITE IS LOT 2 OF UNIVERSE VIEW SUBDIVISION, WHICH HAS BEEN APPROVED WITH CONDITIONS FOR PRELIMINARY PLAT. THE AREA IS UNDEVELOPED AND IS SPLIT INTO TWO DRAINAGE BASINS: A NORTHERN PORTION WHICH DRAINS WEST AND THE SOUTHERN PORTION WHICH DRAINS SOUTH. THERE IS AN EXISTING "PLAYA" OR DEPRESSION TO THE WEST OF THE SITE WHICH PREVENTS STORM-WATER RUNOFF FROM DRAINING INTO THE UNIVERSE BOULEVARD RIGHT-OF-WAY. STORM-WATER RUNOFF FROM THE SOUTHERN BASIN DRAINS SOUTH TO AN EXISTING DETENTION POND (POND 4A) LOCATED AT THE NORTHWEST CORNER OF UNSER BOULEVARD AND RAINBOW BOULEVARD. THE SITE IS BOUND BY UNIVERSE BOULEVARD TO THE WEST, A COMMERCIAL LOT TO THE NORTH, SPINNING BALL AVENUE TO THE SOUTH AND CURVED WATER DRIVE TO THE EAST.  
 DEVELOPED DRAINAGE CONDITIONS:  
 THE AMENDED DRAINAGE STUDY FOR UNIVERSE VIEW SUBDIVISION DATED MARCH 8, 2023 WAS APPROVED BY CITY HYDROLOGY ON MARCH 16, 2023 AND SERVES AS THE BASIS FOR DESIGN OF THE PROJECT SITE. DEVELOPED CONDITIONS STORM-WATER RUNOFF WILL DRAIN ON THE SURFACE TO 2-SINGLE TYPE 'C' INLETS IN SAG LOCATED NEAR THE SOUTHERN PROPERTY LINE OF THE SITE, THEN CONVEYED TO THE DETENTION POND 1 TO BE CONSTRUCTED WITH COA WORK ORDER PROJECT #709790. OFFSITE BASINS OS-1 (LOCATED TO THE NORTH OF BASIN 201A) AND BASIN 201A WILL BE CAPTURED BY A BEEHIVE TYPE INLET LOCATED TO THE NORTHWEST OF THE APARTMENT SITE. A BASIN SUMMARY TABLE WITH LAND TREATMENTS AND RESULTS OF THE HYDROLOGIC ANALYSIS IS SHOWN BELOW. THE APPROVED DRAINAGE REPORT AND THIS ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

Universe View Apartments							
Basin Summary - Developed Conditions							
Basin	Area (Acre)	%A	%B	%C	%D	100-Year V (AC-FT)	100-Year Q (CFS)
OS-1	27.95	98	0	0	2	1.35	33.26
201A	2.94	0	5	5	90	0.45	11.62
201B1	3.34	0	15	15	70	0.45	12.13
201B2	3.22	0	15	15	70	0.43	11.70
	<b>37.5</b>					<b>2.68</b>	<b>68.7</b>



Designed By:  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Rio Rancho  
 333 Rio Rancho Drive, Suite 100  
 Rio Rancho, New Mexico 87124  
 Phone (505) 892-5141 Fax (505) 892-3259

**UNIVERSE VIEW SUBDIVISION APARTMENTS**

TITLE: **CONCEPTUAL GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. <b>709790</b>	Zone Map No. <b>D - 10</b>	Sheet <b>3A</b> Of <b>5</b>	
PROJECT NO. <b>PR-2020-004596</b>		SHEET	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NOTES	NO.
		STANDARD 3 1/4" ALUMINUM DISC			
		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)			
		N=1572627.846			
		E=1499059.808			
		PUBLISHED EL=5318.888 (NAVD 1988)			
		GROUND TO GRID FACTOR=0.99872416			
		MAPPING ANGLE=-0°16'20.35"			

NO.	DATE	REVISIONS	REMARKS
		DESIGN	

DESIGNED BY:	DRAWN BY:	DWG NAME:	CHECKED BY:
DMD	MTR		DMD

DATE:	DATE:	DATE:	DATE:
4/13/2023	4/13/2023	4/13/2023	4/13/2023

PROJ #:	DATE:
R31494.01	4/13/2023

