

SECTION 1
SITE PLAN DOCUMENTATION



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form SP with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

_ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: Lot 1, Block A, Unit 17, Universe View Subdivision - Universe Blvd. between Spinning Ball Ave. NW and Rosa Parks Rd. NW

Request Description: Site Plan for a commercial development with 2 buildings with a total of 21,955 square feet for general retail use on a 2.94 acre property.

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
Grading and Drainage Plan X Approved NA
AMAFCA X Approved NA
Bernalillo County Approved X NA
NMDOT Approved X NA
MRGCD Approved X NA

Signature: Renee C. Brissette
Hydrology Department

Date: 01/19/24

Transportation:

- Traffic Circulations Layout (TCL) X Approved NA
Traffic Impact Study (TIS) Approved X NA
Neighborhood Impact Analysis (NIA) Approved X NA
Bernalillo County Approved X NA
MRCOG Approved X NA
NMDOT Approved X NA
MRGCD Approved X NA

Signature: Ernest Armijo
Transportation Department

Date: 1/8/2024

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

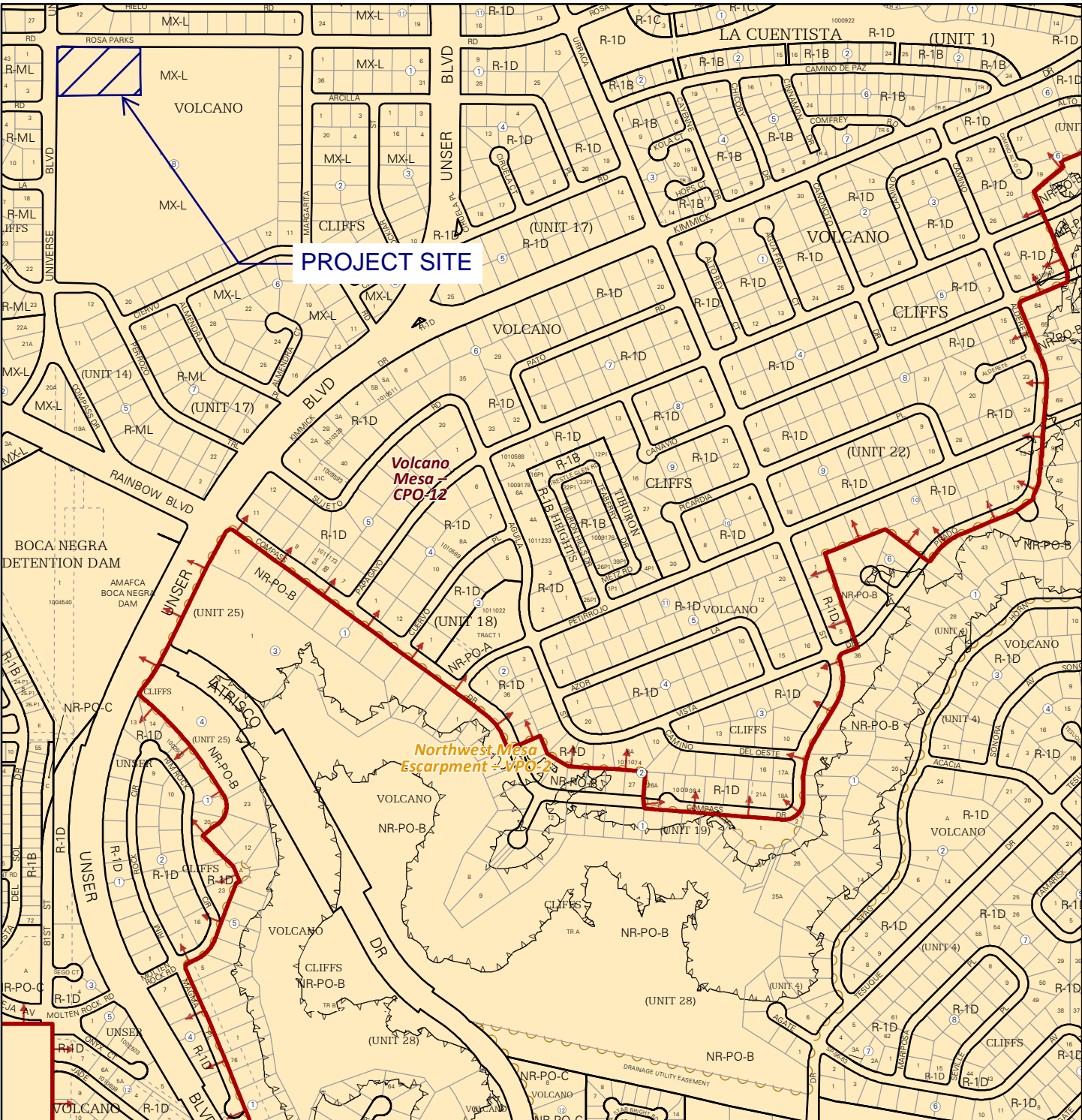
- Request for Availability submitted? X Yes ___ No ___ NA
Availability Statement/Serviceability Letter Number 220421
Note: Commitment for service is required prior to application approval.

Signature: [Signature]
ABCWUA

Date: 3/12/2024

- Infrastructure Improvements Agreement (IIA*) ___ Approved ___ NA
Solid Waste Department Signature on the Plan ___ Approved ___ NA
Fire Marshall Signature on the Plan ___ Approved ___ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
D-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

SITE PLAN AND RELATED DRAWINGS

SITE PLAN

PRELIMINARY LANDSCAPE DESIGN

APPROVED CONCEPTUAL GRADING & DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN CROSS SECTIONS

CONCEPTUAL UTILITY PLAN

BUILDING ELEVATIONS

APPROVED FIRE ONE PLAN

SOLID WASTE APPROVED SITE PLAN

SENSITIVE LANDS ANALYSIS

SOLID WASTE NOTES:

THE DEVELOPMENT HAS NO GATES

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS FOOD SERVICE FOR THIS PROJECT. ALL REFUSE ENCLOSURES SHALL HAVE GREASE DRAINS AND GREASE INTERCEPTORS

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
 LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
 ZONING: MX-L
 ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
 BUILDING FOOTPRINT = 31,561 SF
 NET LOT AREA = 30 SF
 REQUIRED LANDSCAPE AREA @ 15% = 29,203 SF ; 74,520 SF PROVIDED

PARKING:
 OFFICE
 BUILDING 1 : 10,000 SF X 3.5 SPACES = 35 SPACES
 BUILDING 2 : 11,680 X 3.5 SPACE = 41 SPACES

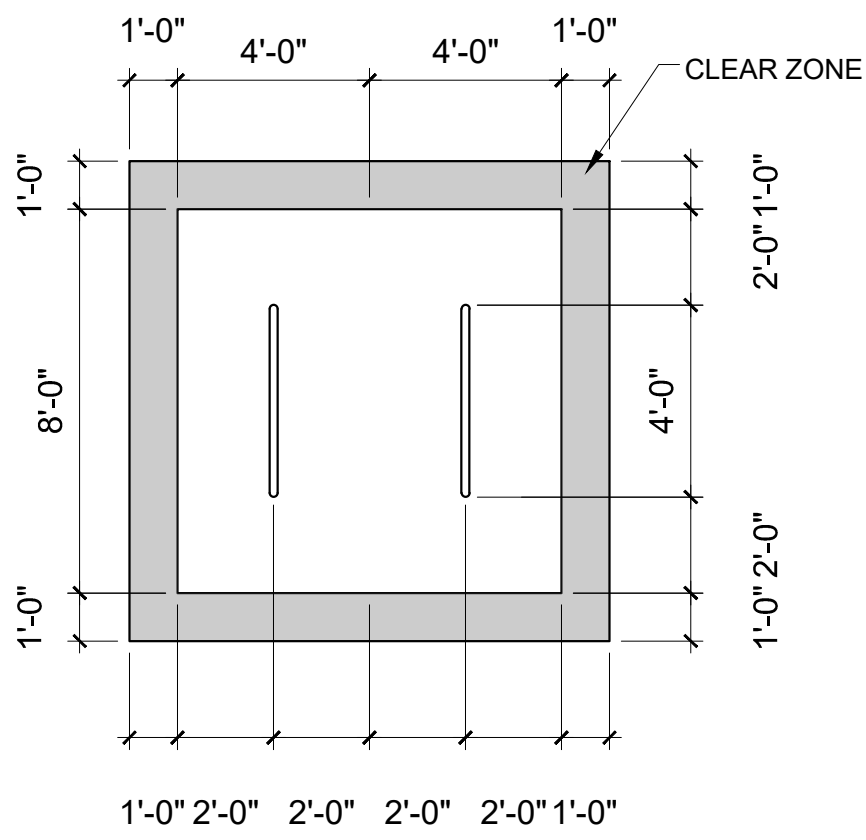
TOTAL SPACES REQUIRED = 76 SPACES
 TOTAL SPACES PROVIDED = 109 SPACES

HC REQUIRED: 4 STANDARD, 3 VAN
 MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 6 PROVIDED
 BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Arriaga 12/27/2023
 Signed Date

- LEGEND**
- BUILDING
 - CONCRETE
 - ASPHALT PAVING
 - LANDSCAPE
 - CLEAR SIGHT TRIANGLE

- KEYED NOTES**
1. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 2. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 3. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 4. NEW FIRE HYDRANT
 5. IRRIGATION BOX
 6. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 7. GREASE CONTAINER ENCLOSURE SIM TO DETAIL THIS SHEET
 8. PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 9. PERPENDICULAR CURB RAMP, REF DETAIL. COA STANDARD DETAIL 2447
 10. PROPERTY LINE
 11. EXISTING POWER POLE
 12. MONUMENT SIGN
 13. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 14. CORNER ACCESS RAMP, REF COA STANDARD DETAIL 2441
 15. 6" WROUGHT IRON FENCE
 16. REFUSE CONTAINER, REF DETAIL THIS SHEET
 17. RECYCLING CONTAINER, REF DETAIL THIS SHEET
 18. FIRE DEPARTMENT CONNECTION
 19. PARALLEL RAMP AT DRIVE REF. COA STANDARD DETAIL 2426
 20. CURB AND GUTTER REF. COA STANDARD DETAIL 2415B
 21. EXISTING POWER POLE
 22. GREASE WASTE ENCLOSURE
 23. 10' PUBLIC UTILITY EASEMENT
 24. DO NOT ENTER SIGN, REF DETAIL THIS SHEET
 25. "ONE WAY" SIGN



NOTE:
 ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

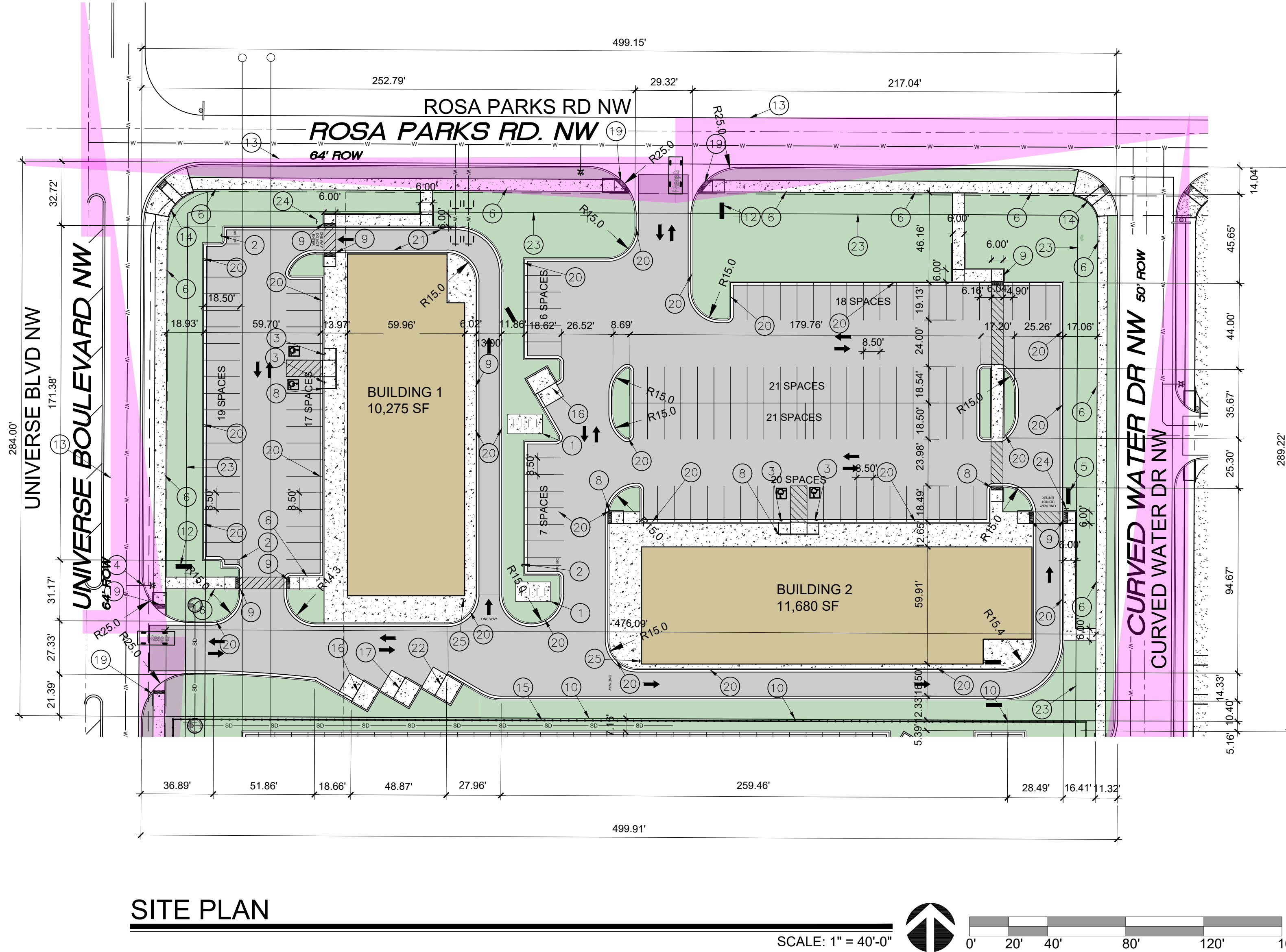
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

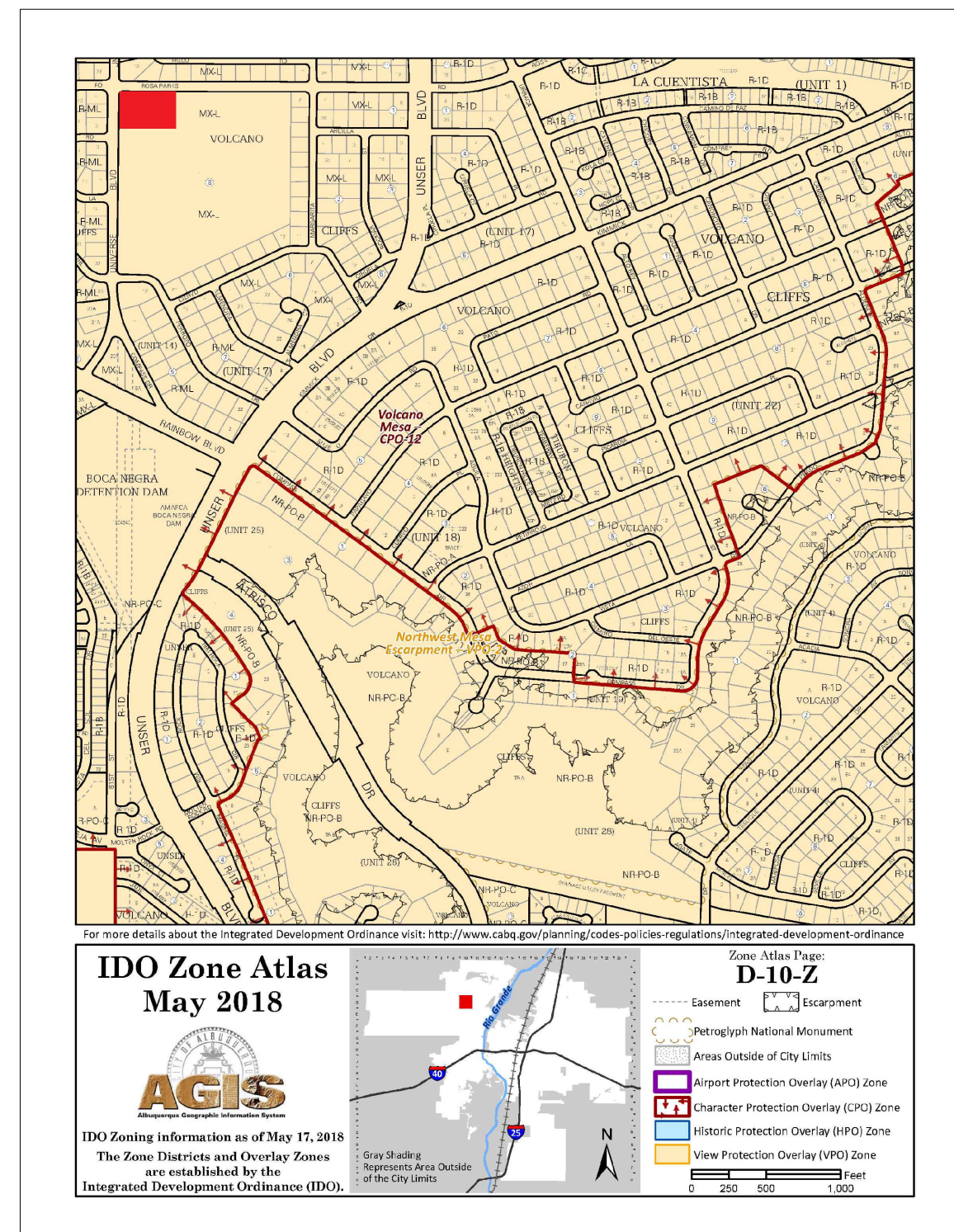
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

MC SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE

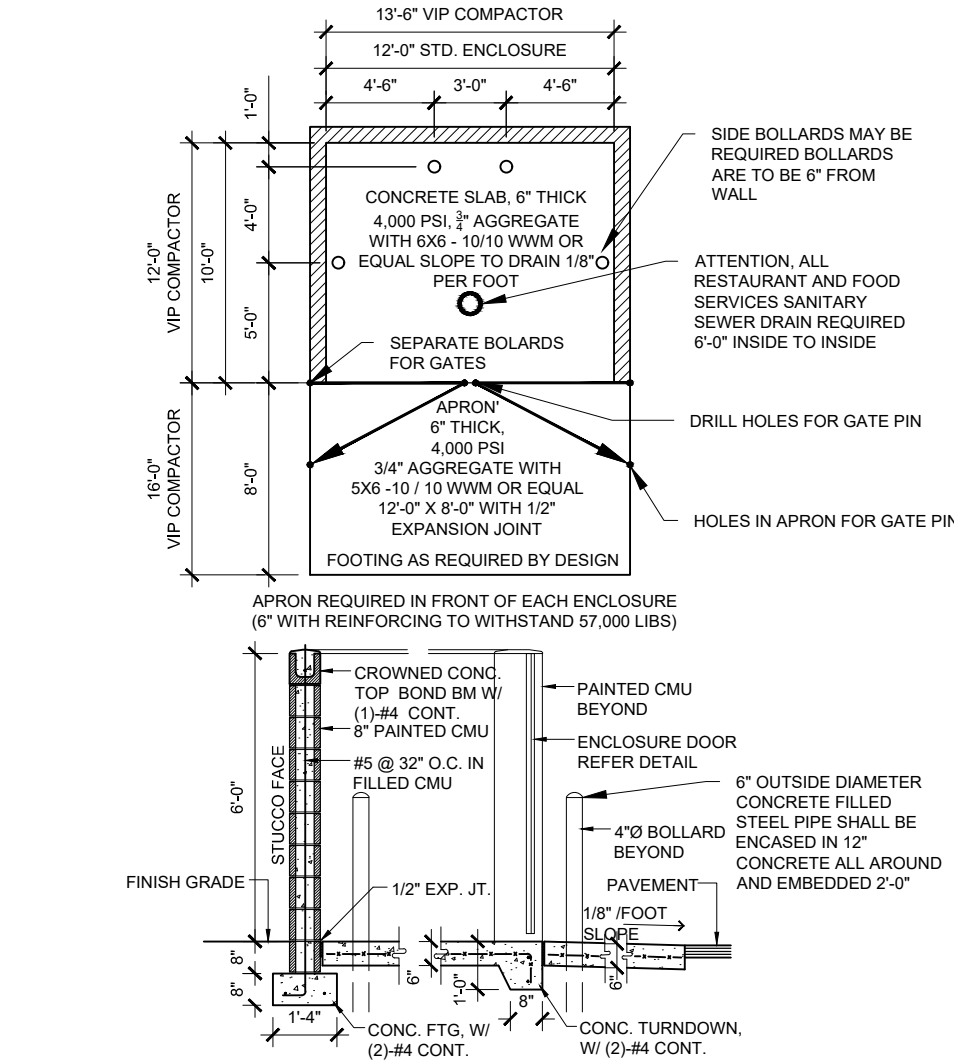
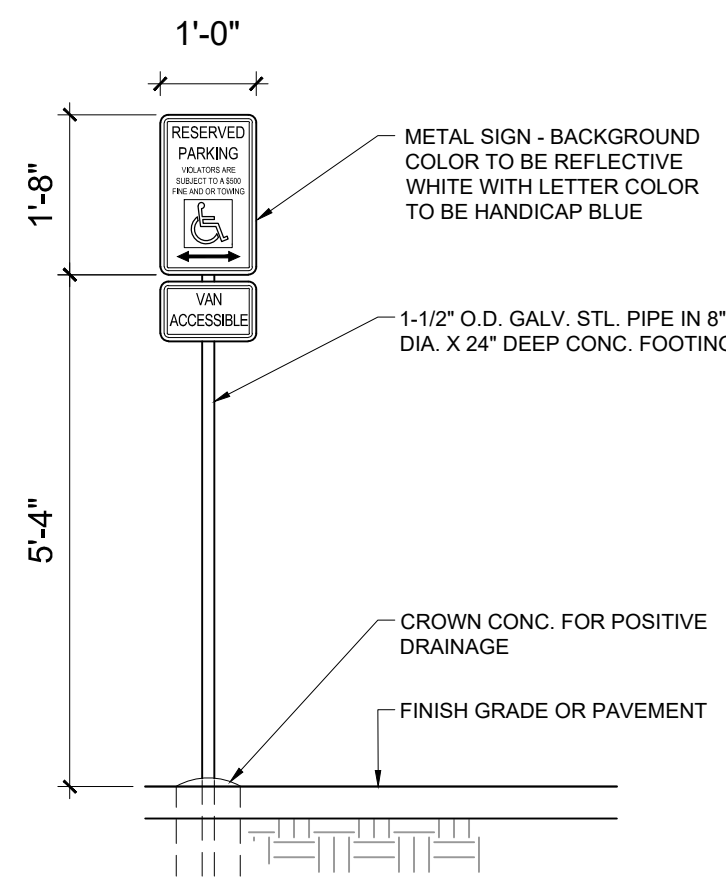


ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



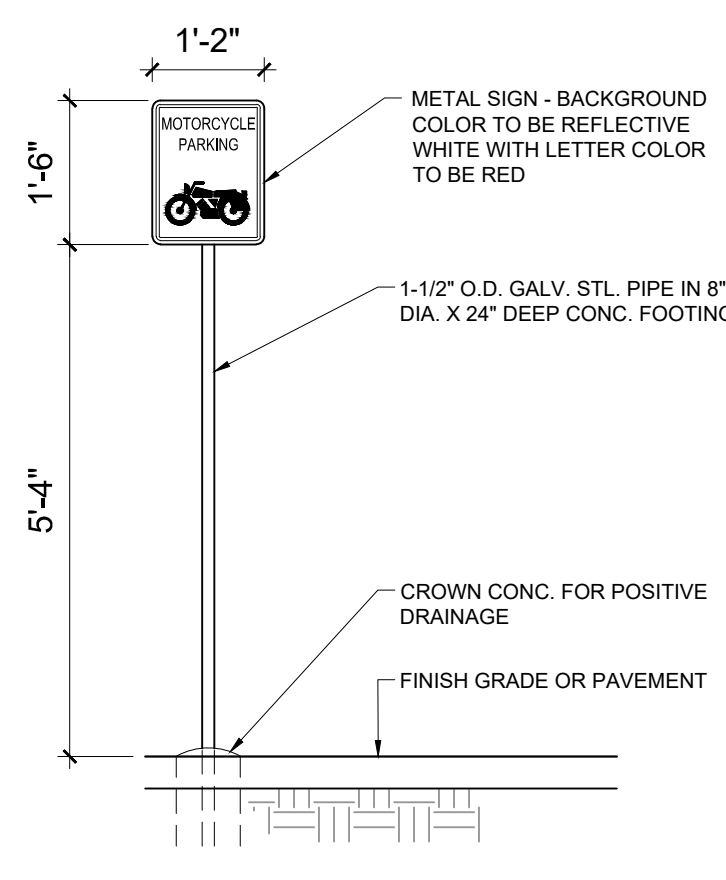
BIKE PARKING

SCALE: 1/4" = 1'-0"



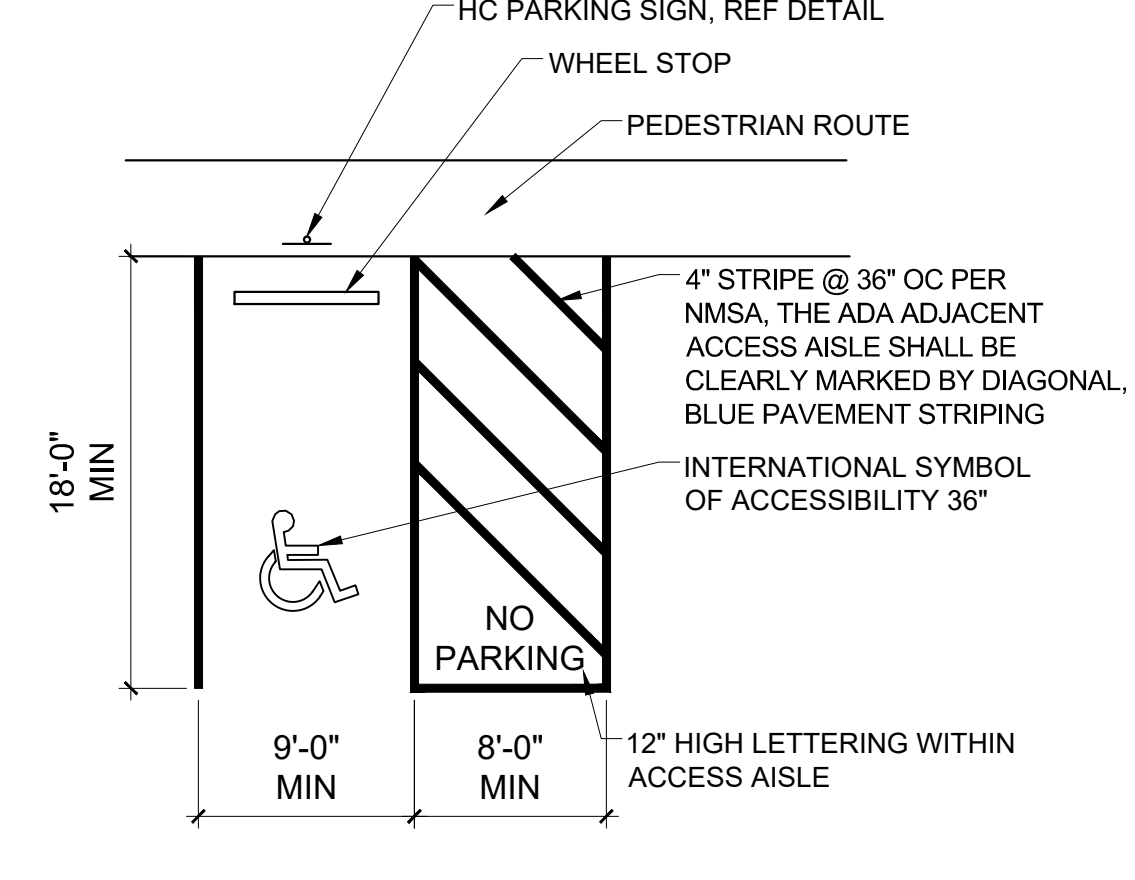
HC SIGN

SCALE: NTS



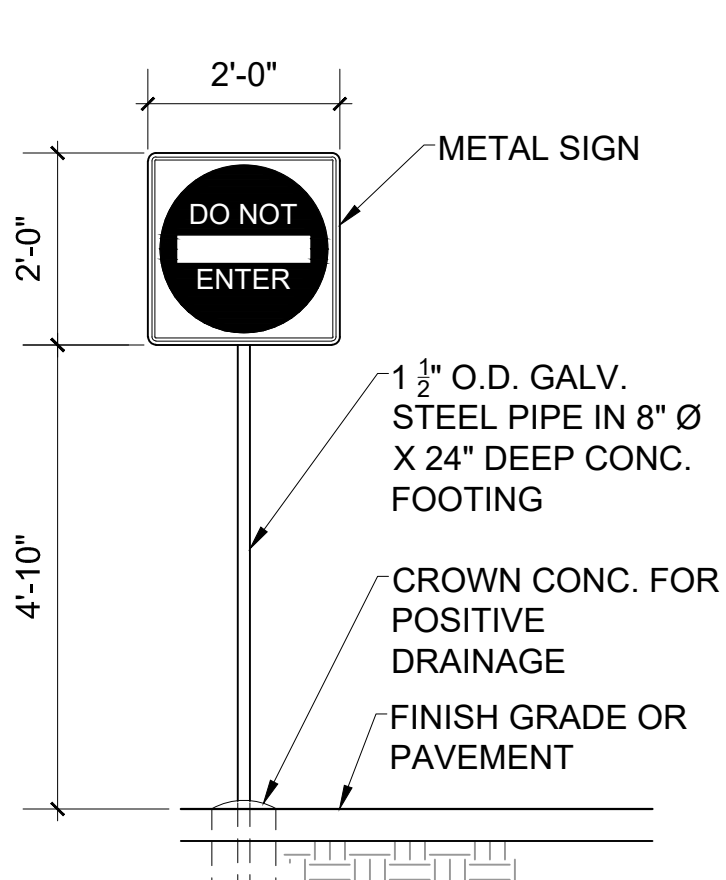
REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"



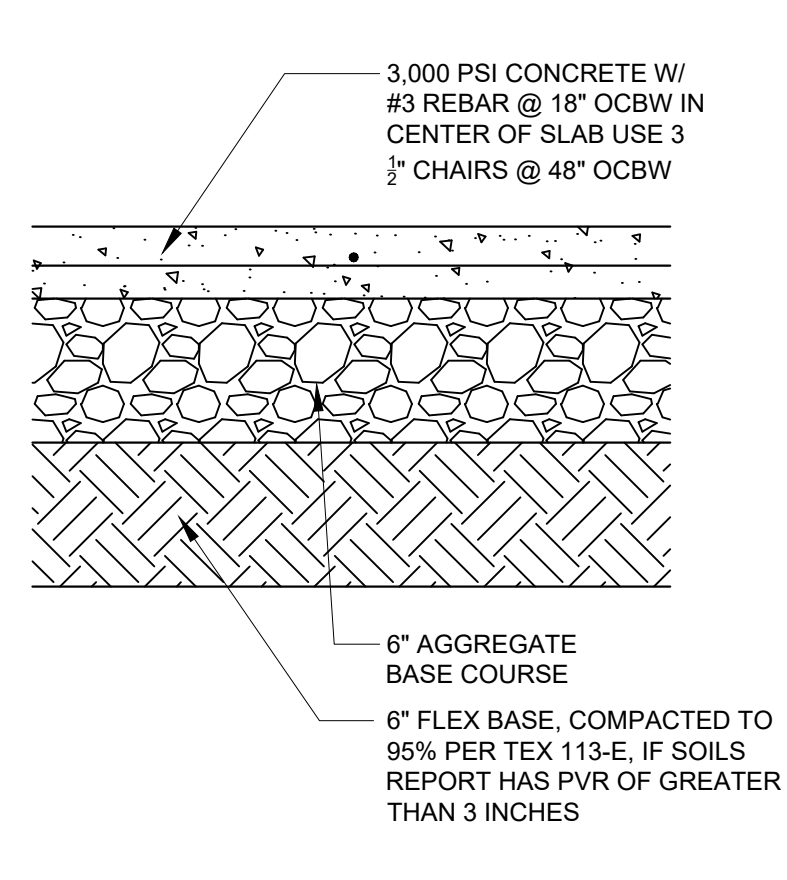
DO NOT ENTER SIGN

SCALE: 1/2" = 1'-0"



PAVING SECTION

SCALE: NTS



MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"

AREA MAP

SCALE: NTS

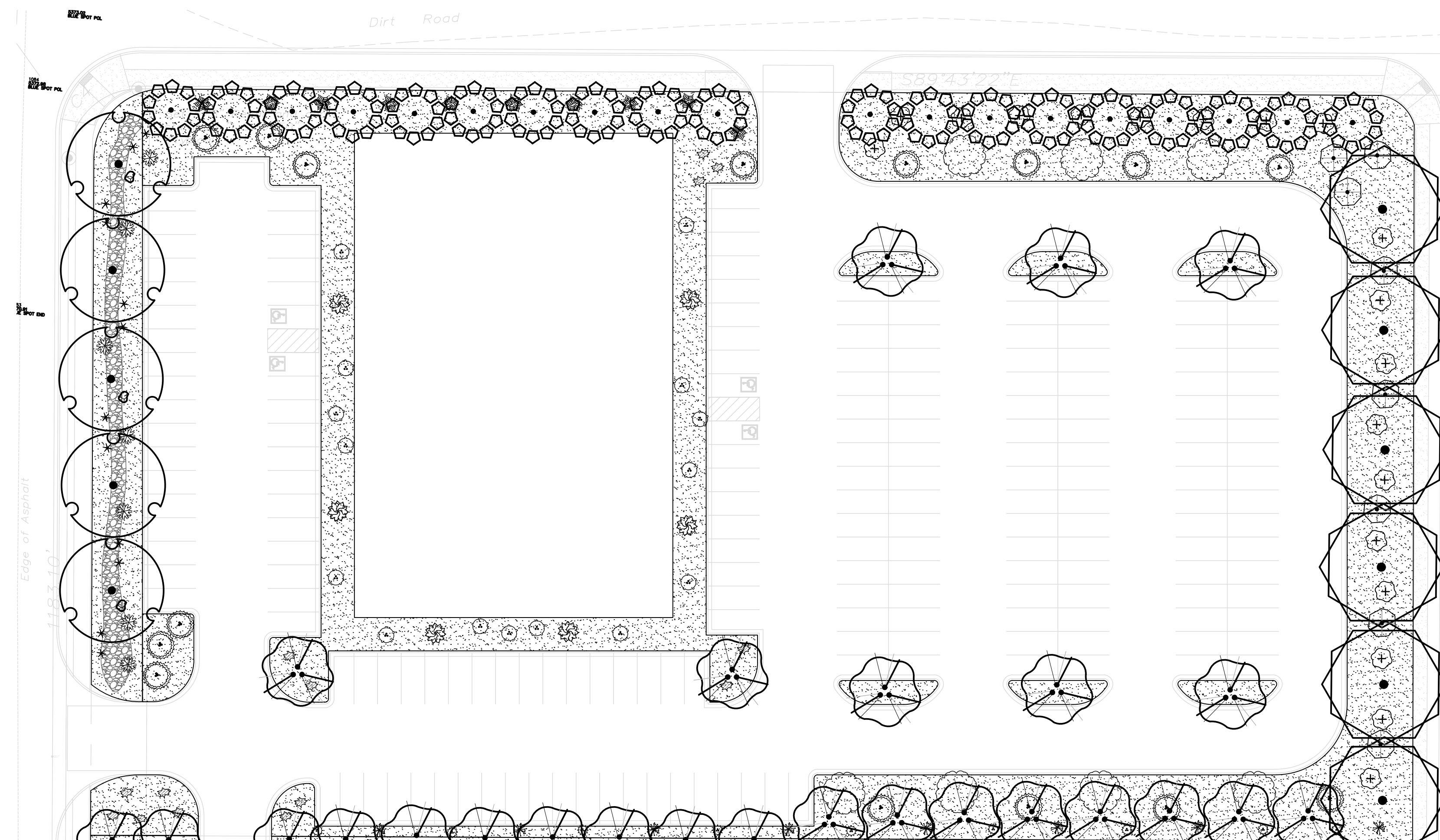
SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
 2818 4th St NW, Suite C Albuquerque, NM 87107
 scott@scarchitects.com 505.401.7575

UNIVERSE VIEW STRIP CENTER
 UNIVERSE BLVD NW
 ALBUQUERQUE, NM 87114

TRAFFIC CIRCULATION LAYOUT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE	9/24/2023

STATE OF NEW MEXICO
 SCOTT C. ANDERSON
 No. 4341
 9/24/2023
 REGISTERED ARCHITECT



TREE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA)	TOTAL
Trees							
	6	2" Cal	Burr Oak <i>Quercus macrocarpa</i>	50' x 50'	M	2500	15000
	19	2" Cal	Goldrain Trees <i>Koeleria paniculata</i>	25' x 25'	M	625	11875
	16	2+ Trunks w/ 2" Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	10000
	5	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	8000
Total Tree Count:	46					Total Tree Coverage:	44875

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA)	TOTAL
Shrubs & Groundcovers							
	15	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1500
	8	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	128
	15	5 Gal	Three-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	540
	14	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	224
	6	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' x 7'	M	49	294
	10	5 Gal	Gro-Low Sumac <i>Rhus aromatica</i>	2' x 6'	Low+	36	360
	7	5 Gal	Alder-Leaf Mountain Mahogany <i>Cercocarpus montanus</i>	15' x 15'	L+	225	1575
	8	5 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	800
	19	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6' x 7'	L+	49	931
	12	5 Gal	Red Yucca <i>Hesperaloe parvifolia</i>	3' x 3'	L+	9	108
	9	5 Gal	Dogwood <i>Cornus sericea 'Bailey'</i>	3' x 3'	M+	9	81
	7	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	252
Total Shrub Count:	130					Total Shrub Coverage:	6793

Other Materials

SYMB.	QTY	TYPE
	3 EA	Boulders (2-3cf) To be placed at contractor's discretion
	34621 SF	Landscape Gravel A with Filter Fabric 3/8" Santa Fe Brown Gravel
	1244 SF	Oversize Landscapes Gravel / No Filter Fabric 2"-4" Coyote Mist Cobblestone

LANDSCAPE CALCULATIONS

ZONING	APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994	
TOTAL LOT AREA (ACRES)	3.25	GROUND COVER (% - REQ)	25.0%
TOTAL LOT AREA (SF)	141667	GROUND COVER (SF - REQ)	6725
BUILDING AREA (SF)	20009	GROUND COVER (SF - PROV.)	6793
NET LOT AREA (SF)	121658	PARKING LOT AREA (SF)	85792
REQUIRED LANDSCAPE (%)	15.0%	REQ. PARKING LANDSCAPE 10% (SF)	8579
REQUIRED LANDSCAPE (SF)	18249	PROV. PARKING LANDSCAPE (SF)	11896
LANDSCAPE PROVIDED (SF)	35866	REQ. PARKING TREES (1/10 SPOTS)	13
		PROV. PARKING TREES	20
VEGETATIVE COVER (%) - REQ	15.0%		
VEGETATIVE COVER (SF - REQ)	26300		
VEGETATIVE COVER (SF - PROV.)	5125		

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED 5"-11" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 45' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 10 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

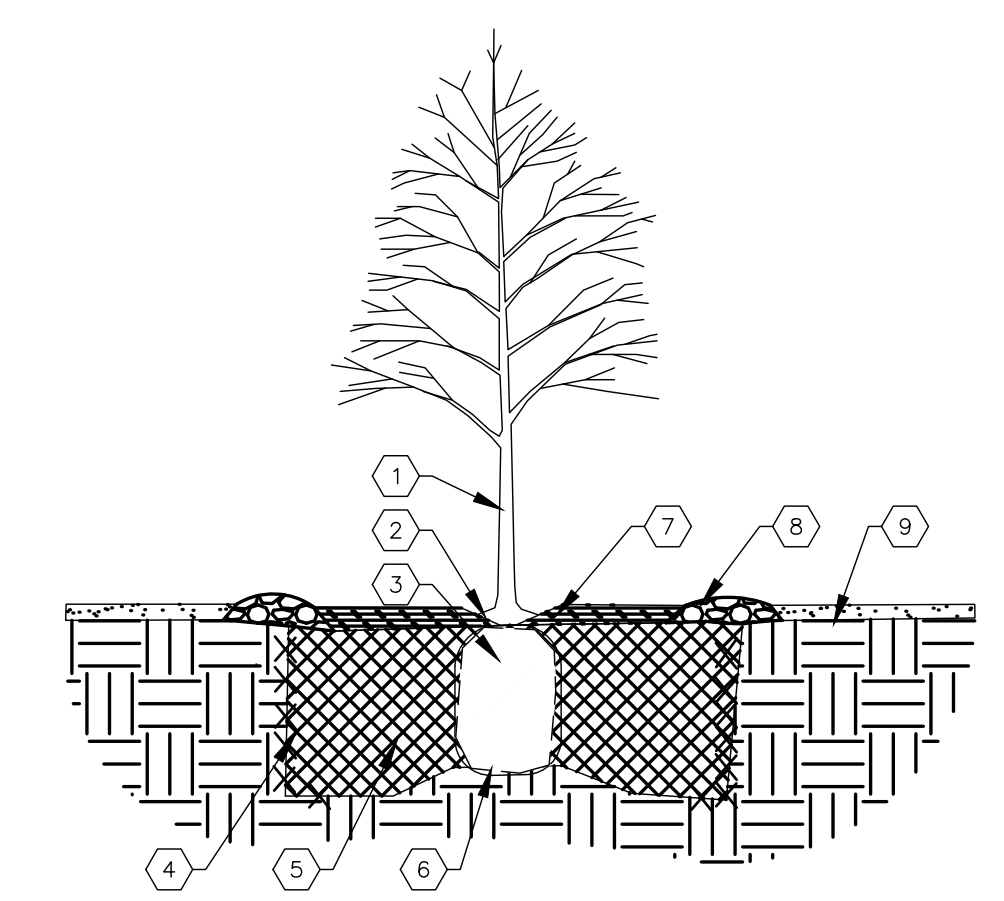
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

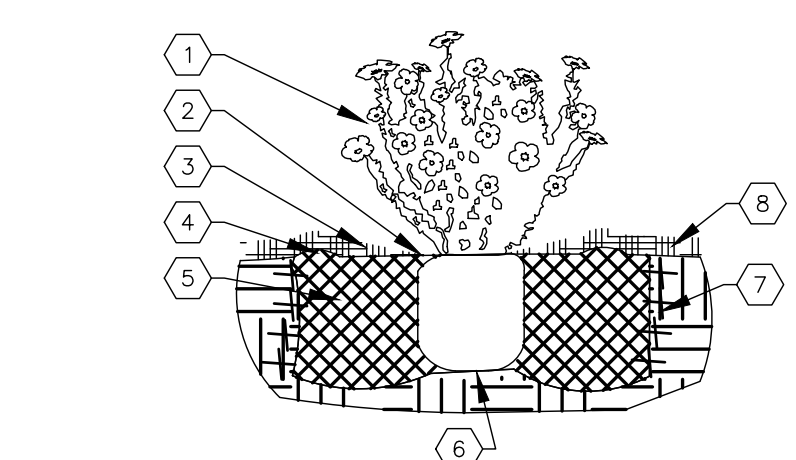
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



TREE PLANTING KEYED NOTES

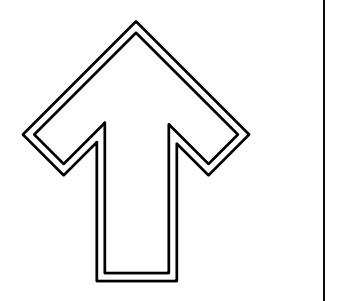
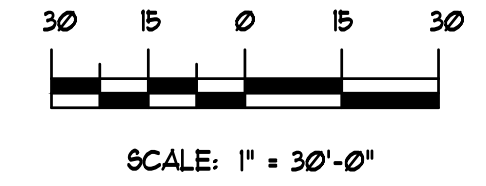
- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TUNE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 36" WIDE COBBLE BERRY AT DRIP LINE.
- MULCH - SEE PLANTING PLAN.



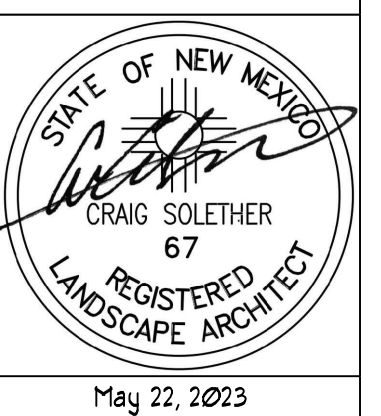
SHRUB PLANTING KEYED NOTES

- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- USE WOOD CHIP MULCH OVER ROOTBALL. FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIP LINE.
- 2" HIGH X 9" WIDE BERRY.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



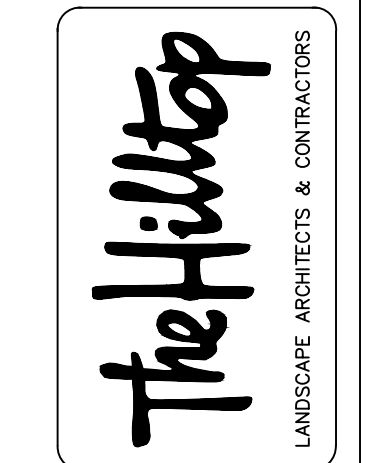
The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cort. Lic. #16-458
Ph. (505) 839-9690
Fax. (505) 839-7137
thead@hilltoplandscaping.com



May 22, 2023

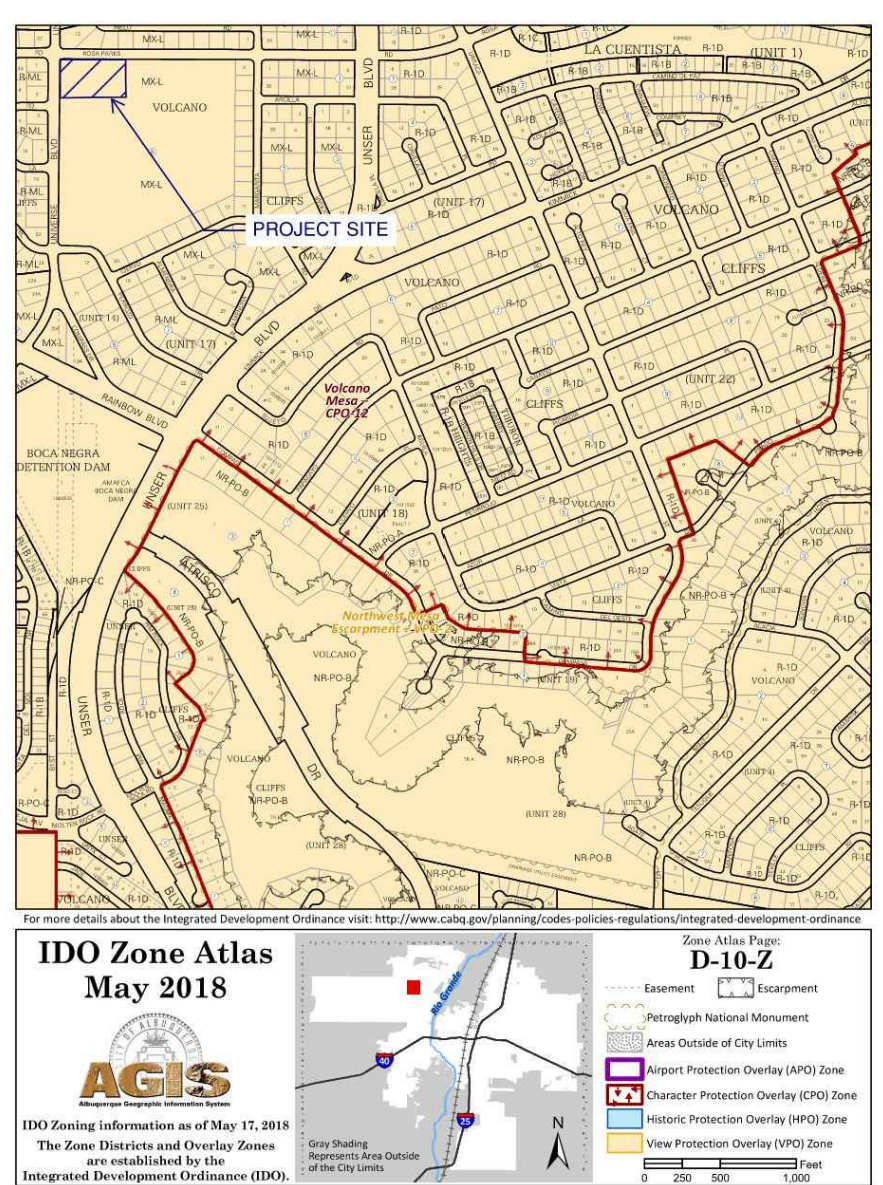
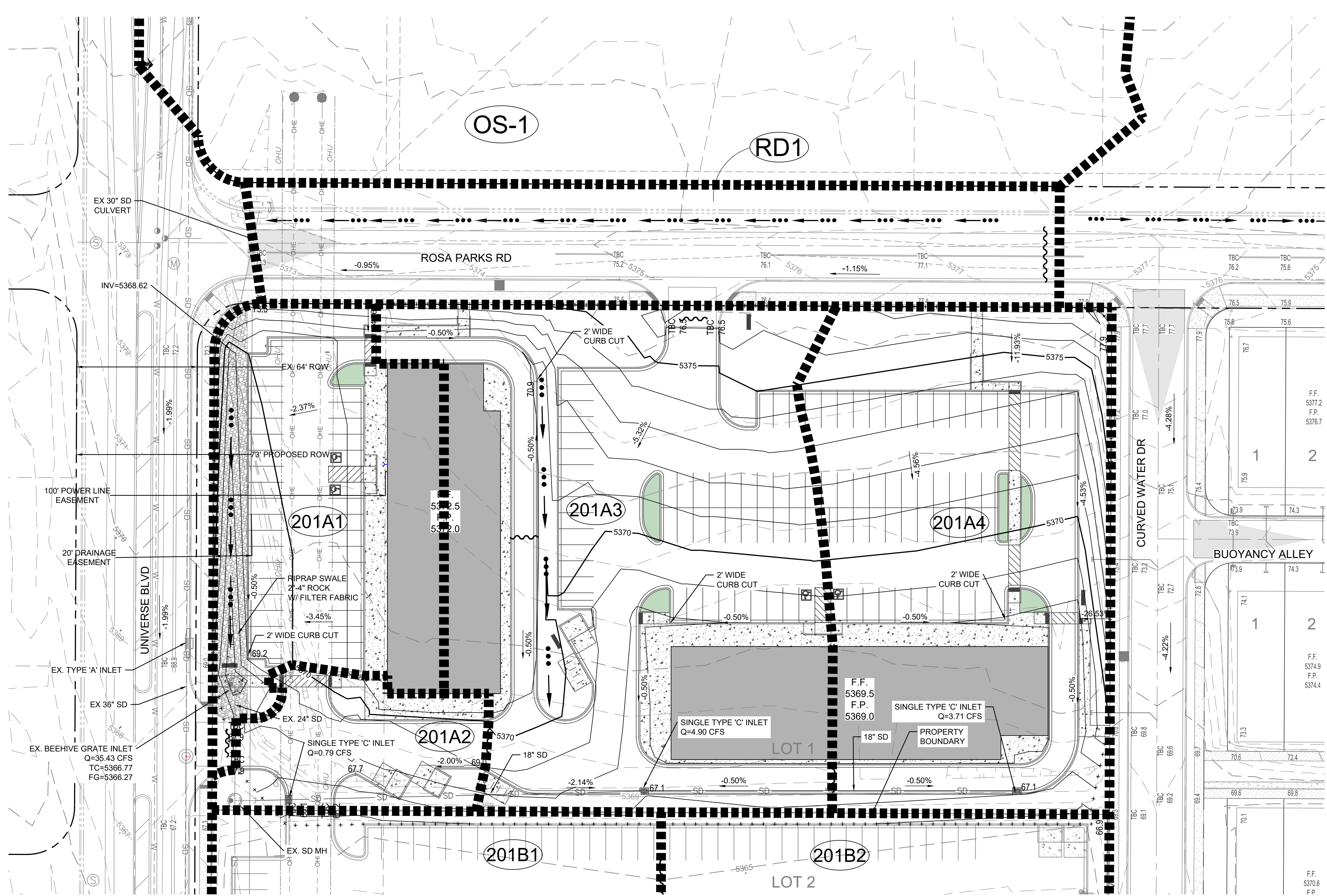
Commercial at Universe View
Universe Blvd, NW
Albuquerque, NM
Landscape Design

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DRAWN BY: th
CHECKED BY: CS
DATE: 05/27/2023

SHEET #
LS-101



LEGEND

- 5030 EXISTING (INDEX) CONTOUR
- 5251 EXISTING (INTERMED.) CONTOUR
- 5040 PROPOSED (INDEX) CONTOUR
- 5041 PROPOSED (INTERMED.) CONTOUR
- + + + + GRADING LIMITS
- [Pattern] NATIVE SEEDING PER SECTION 1013
- [Pattern] GRAVEL MULCH PER SECTION 1013
- [Pattern] 2" - 4" LANDSCAPE ROCK (DEFERRED)
- [Pattern] 2" - 4" LANDSCAPE ROCK
- [Pattern] 6" - 8" LANDSCAPE ROCK
- [Pattern] 12" - 18" LANDSCAPE ROCK
- [Pattern] 12" SUBGRADE PREP
- [Pattern] CONCRETE
- [Pattern] BASE COURSE ACCESS ROAD
- [Symbol] WATERBLOCK (HIGH POINT)
- [Symbol] SWALE
- [Symbol] PROPOSED RETAINING WALL
- [Symbol] DRAINAGE BASIN BOUNDARY
- [Symbol] DRAINAGE BASIN NUMBER

DRAINAGE PLAN:

LOCATION: LOT 1 OF UNIVERSE VIEW SUBDIVISION (A REPLAT OF LOT 1, BLOCK 8, UNIT 17, VOLCANO CLIFFS SUBDIVISION)

SITE AREA: APPROX. 2.9 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 35001C01116).

EXISTING DRAINAGE CONDITIONS: THE PROJECT SITE IS LOT 1 OF UNIVERSE VIEW SUBDIVISION, WHICH HAS BEEN APPROVED WITH CONDITIONS FOR PRELIMINARY PLAT. THE AREA IS UNDEVELOPED AND CONSISTS OF ONE DRAINAGE BASIN DRAINING TO THE SOUTHWEST TO 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 IN EXCESS OF THE "PLAYA" STORAGE VOLUME 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, AN APARTMENT DEVELOPMENT LOT TO THE SOUTH, ROSA PARKS ROAD TO THE NORTH 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 4 INLETS LOCATED ALONG THE SOUTH SIDE OF THE PROPERTY, THEN CONVEYED SOUTH VIA STORM DRAIN THRU THE APARTMENT SITE TO THE DETENTION POND 1 TO BE CONSTRUCTED WITH COA WORK ORDER PROJECT #709790. OFFSITE RUNOFF (BASIN OS-1) FROM THE NORTH OF ROSA PARKS ROAD IS CONVEYED THROUGH THE COMMERCIAL LOT VIA RIPRAP CHANNEL TO AN EXISTING BEEHIVE GRATE INLET TO BE CONSTRUCTED WITH THE APARTMENT DEVELOPMENT. BASIN RD1 DOES NOT IMPACT THE PROJECT SITE, AS IT DRAINS DIRECTLY TO UNIVERSE BLVD. A BASIN SUMMARY TABLE WITH LAND TREATMENTS AND RESULTS OF THE HYDROLOGIC ANALYSIS IS SHOWN TO THE RIGHT. THE APPROVED DRAINAGE REPORT AND THIS ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

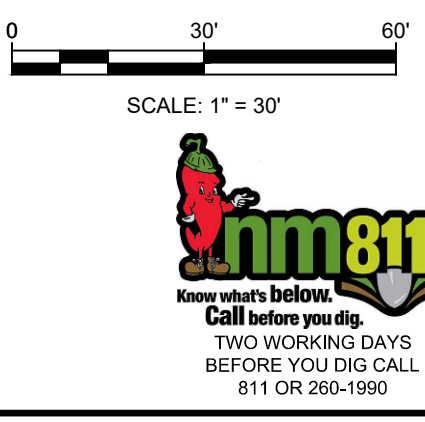
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 09/05/23
BY: *Renee C. Braccetto*
HydroTrans # C09D016C

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

Universe View Commercial
Basin Summary - Developed Conditions

Basin	Area (Acre)	%A	%B	%C	%D	100-Year V (AC-FT)	100-Year Q (CFS)
OS-1	27.96	98	0	0	2	1.35	33.26
201A1	0.55	0	5	5	90	0.08	2.17
201A2	0.20	0	5	5	90	0.03	0.79
201A3	1.24	0	5	5	90	0.19	4.90
201A4	0.94	0	5	5	90	0.14	3.71
TOTAL	30.9					1.80	44.8

- 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



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

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

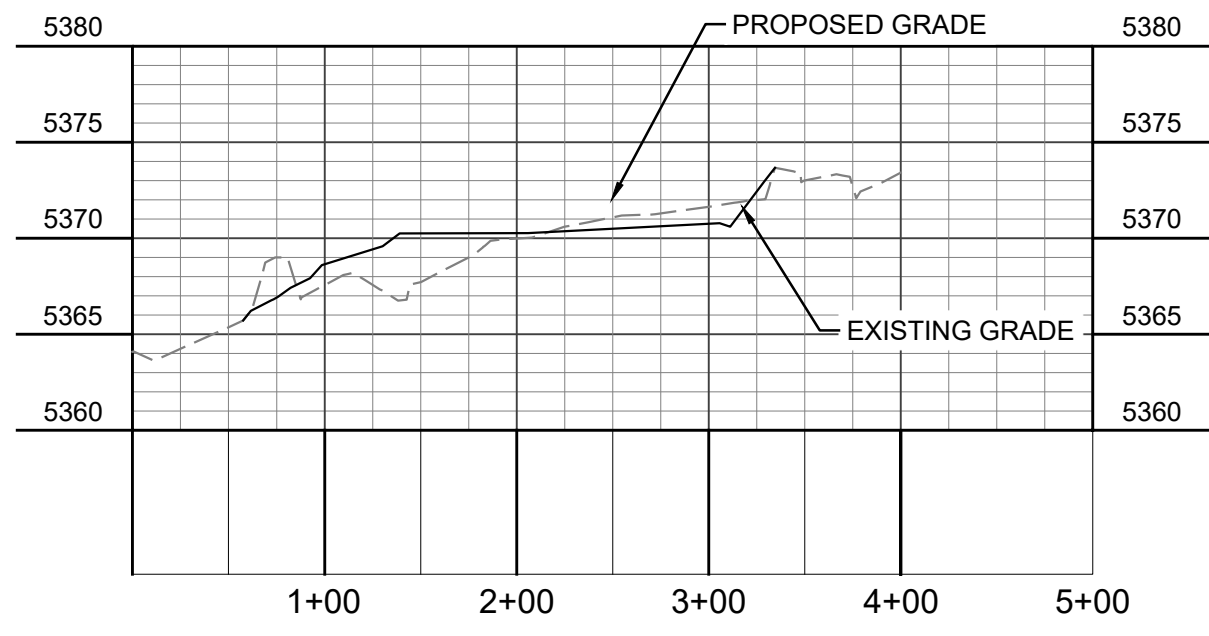
**UNIVERSE VIEW SUBDIVISION
COMMERCIAL PROPERTY**

TITLE: **CONCEPTUAL GRADING & DRAINAGE PLAN**

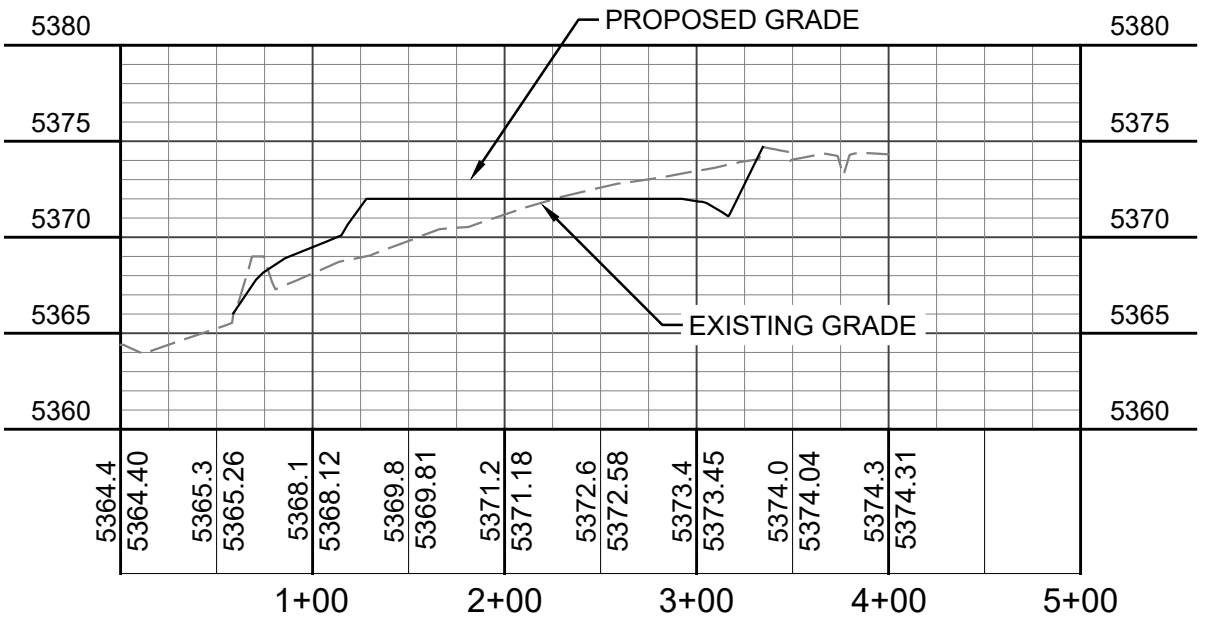
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790	Zone Map No. D - 10	Sheet 3A	Of 5
PROJECT NO. PR-2020-004596		SHEET	

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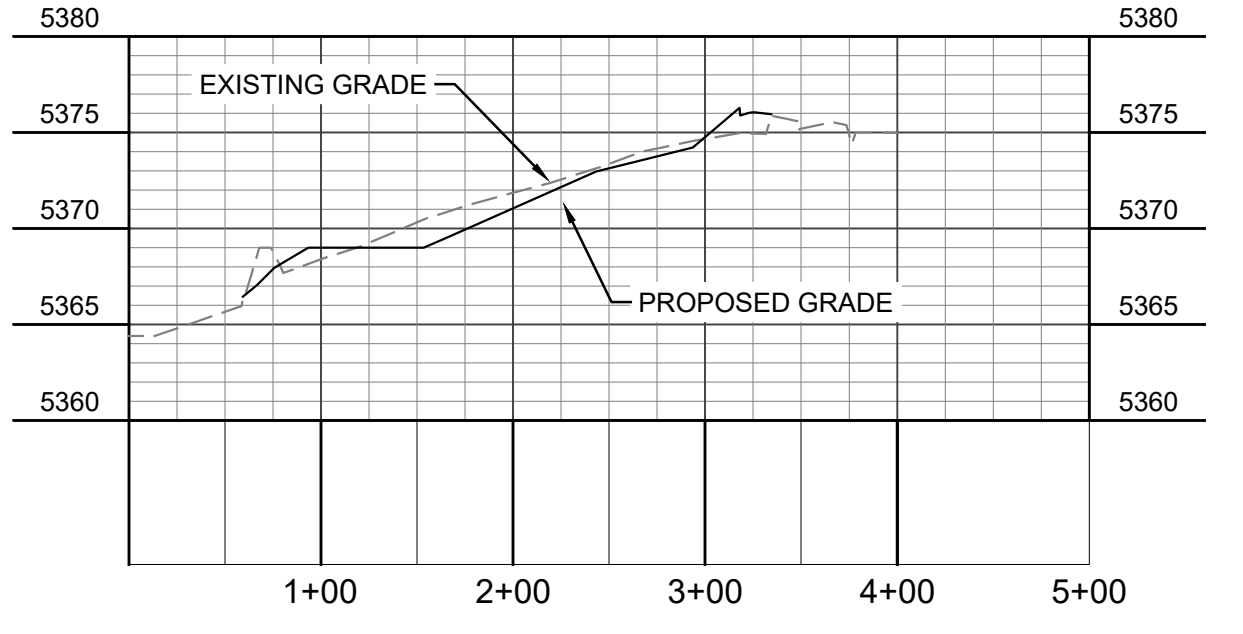
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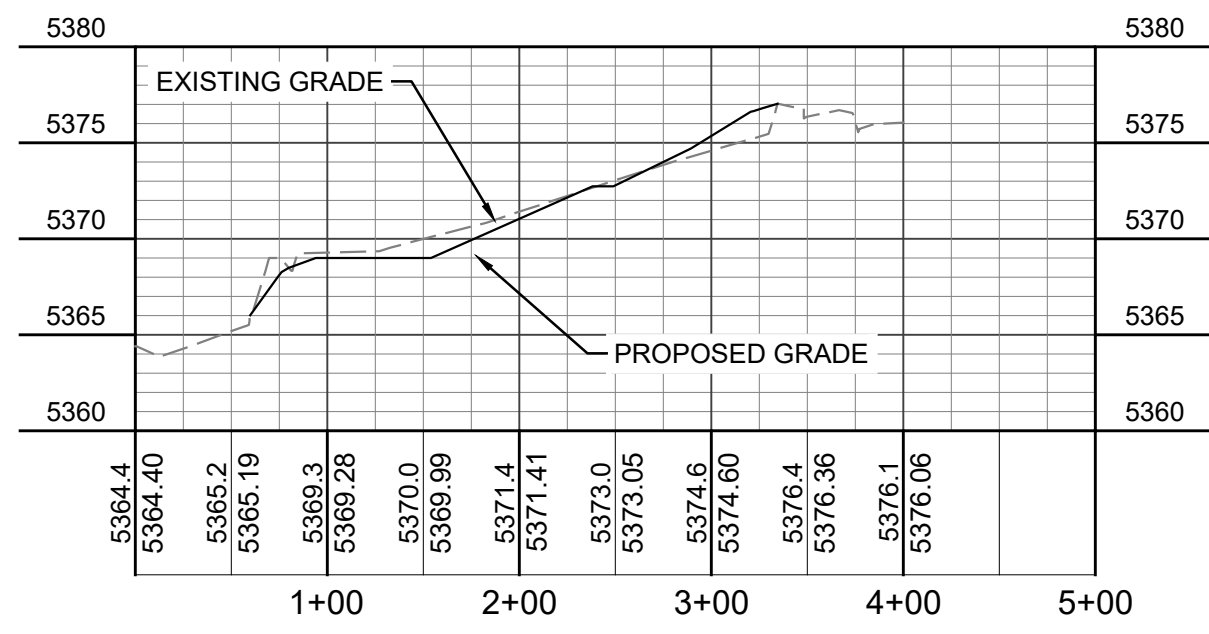
SOUTH-NORTH CROSS SECTION 01



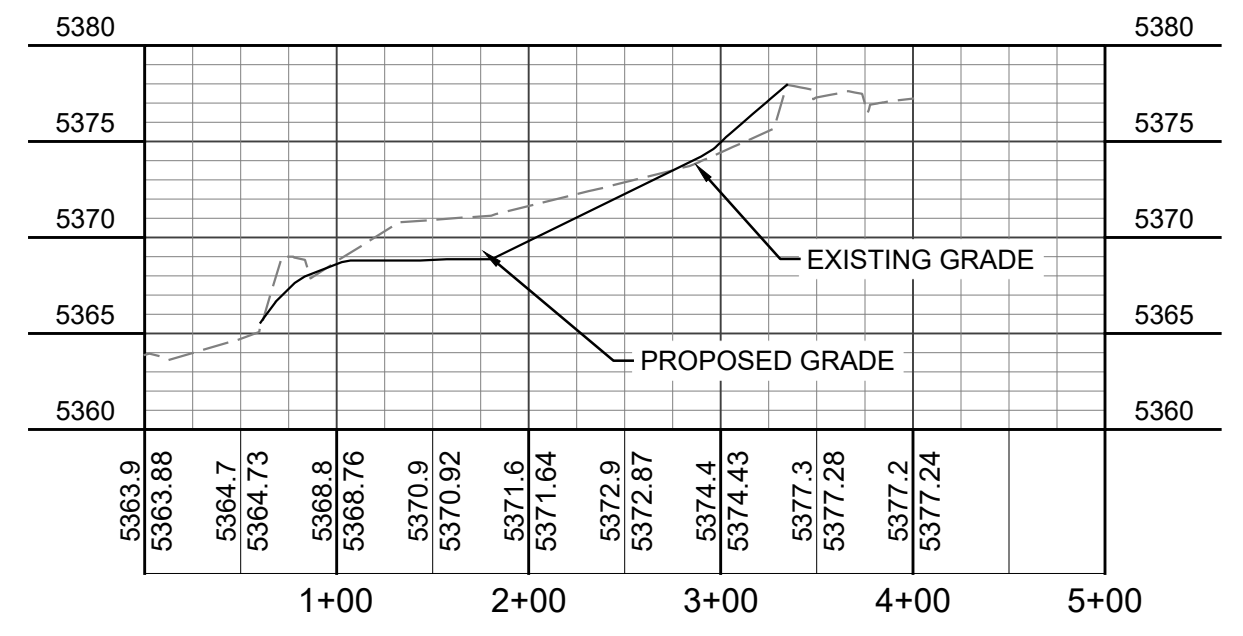
SOUTH-NORTH CROSS SECTION 02



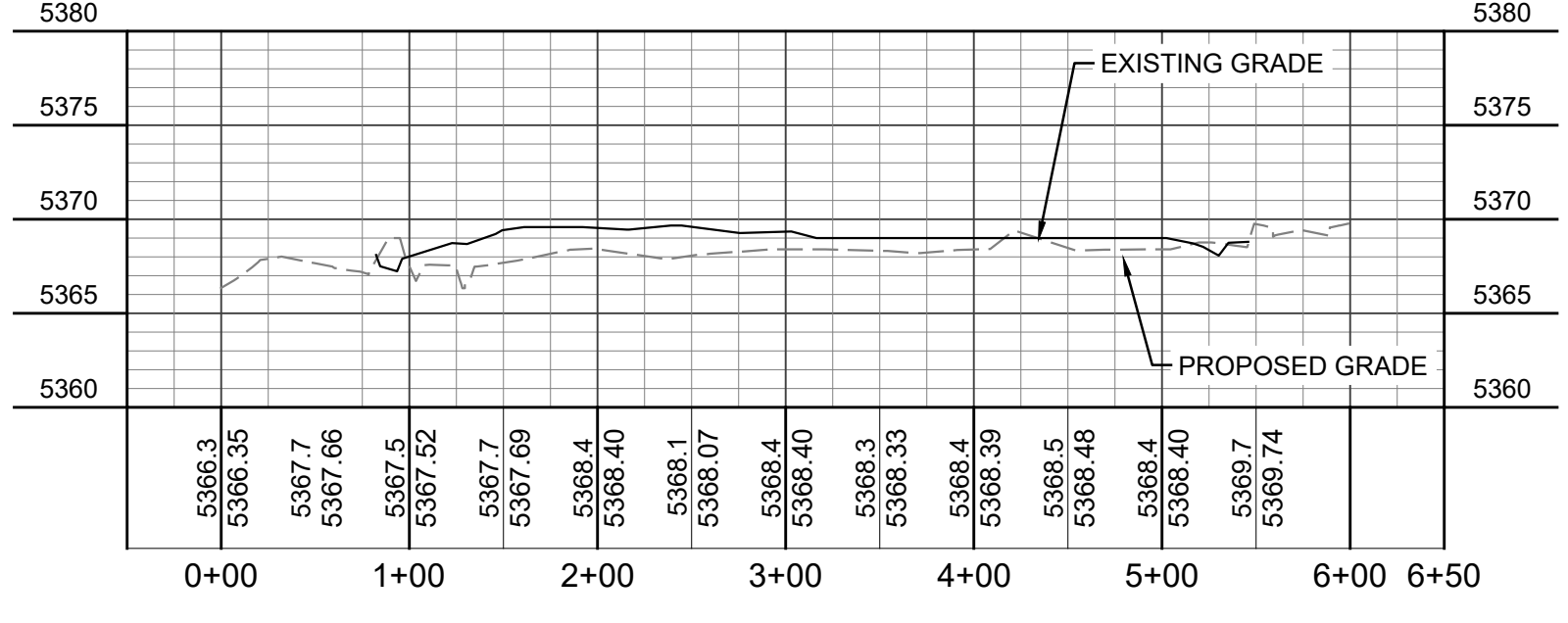
SOUTH-NORTH CROSS SECTION 03



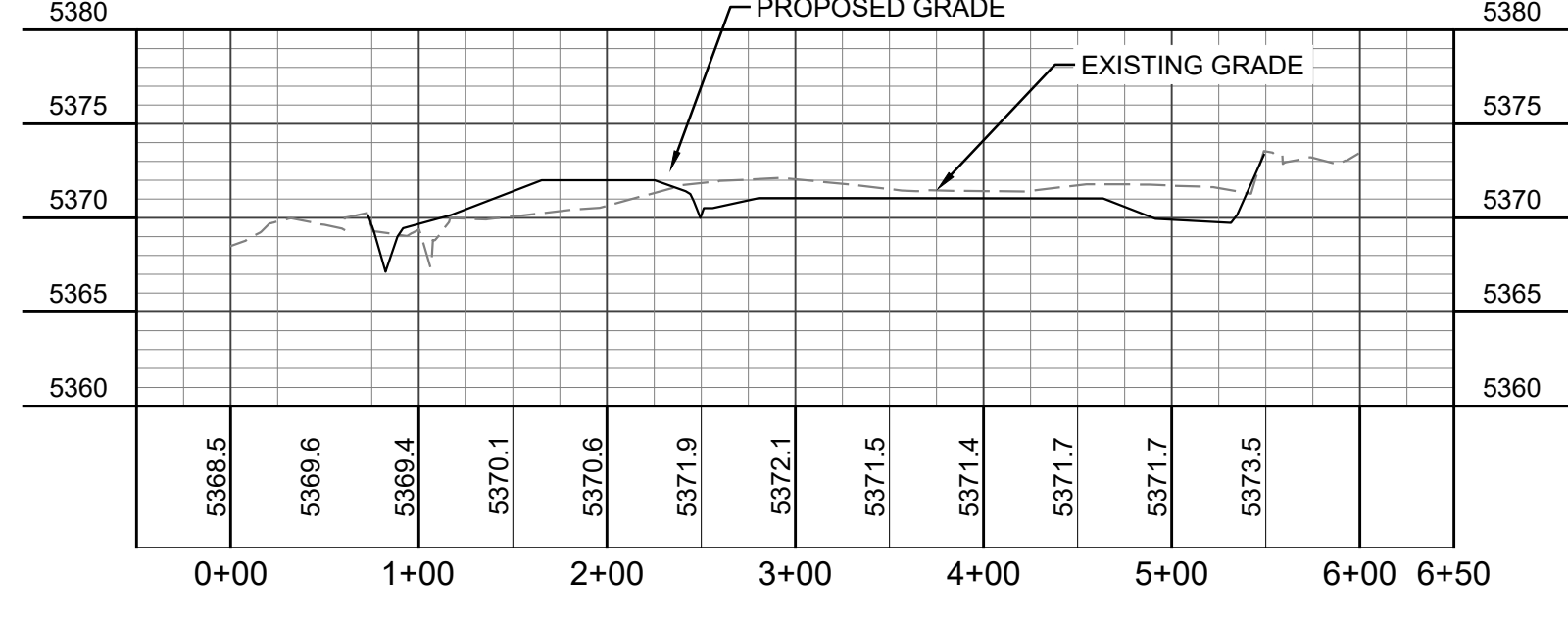
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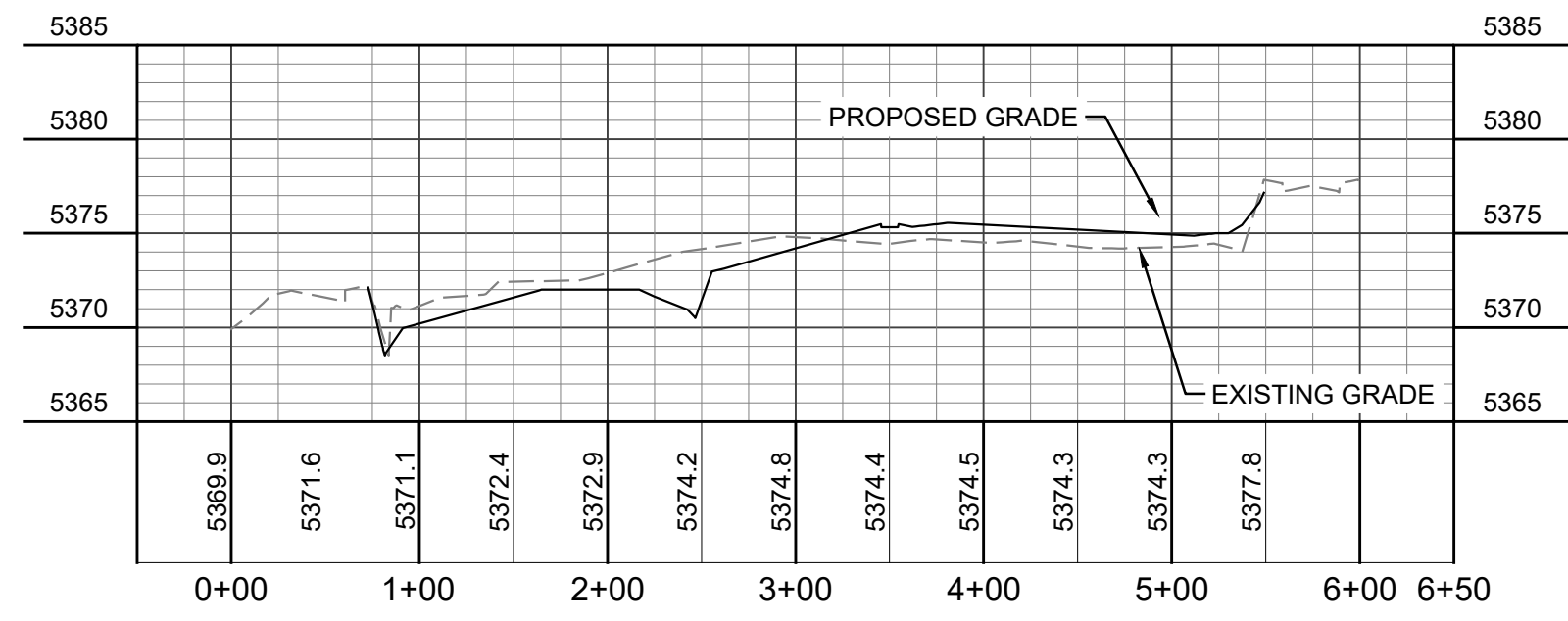
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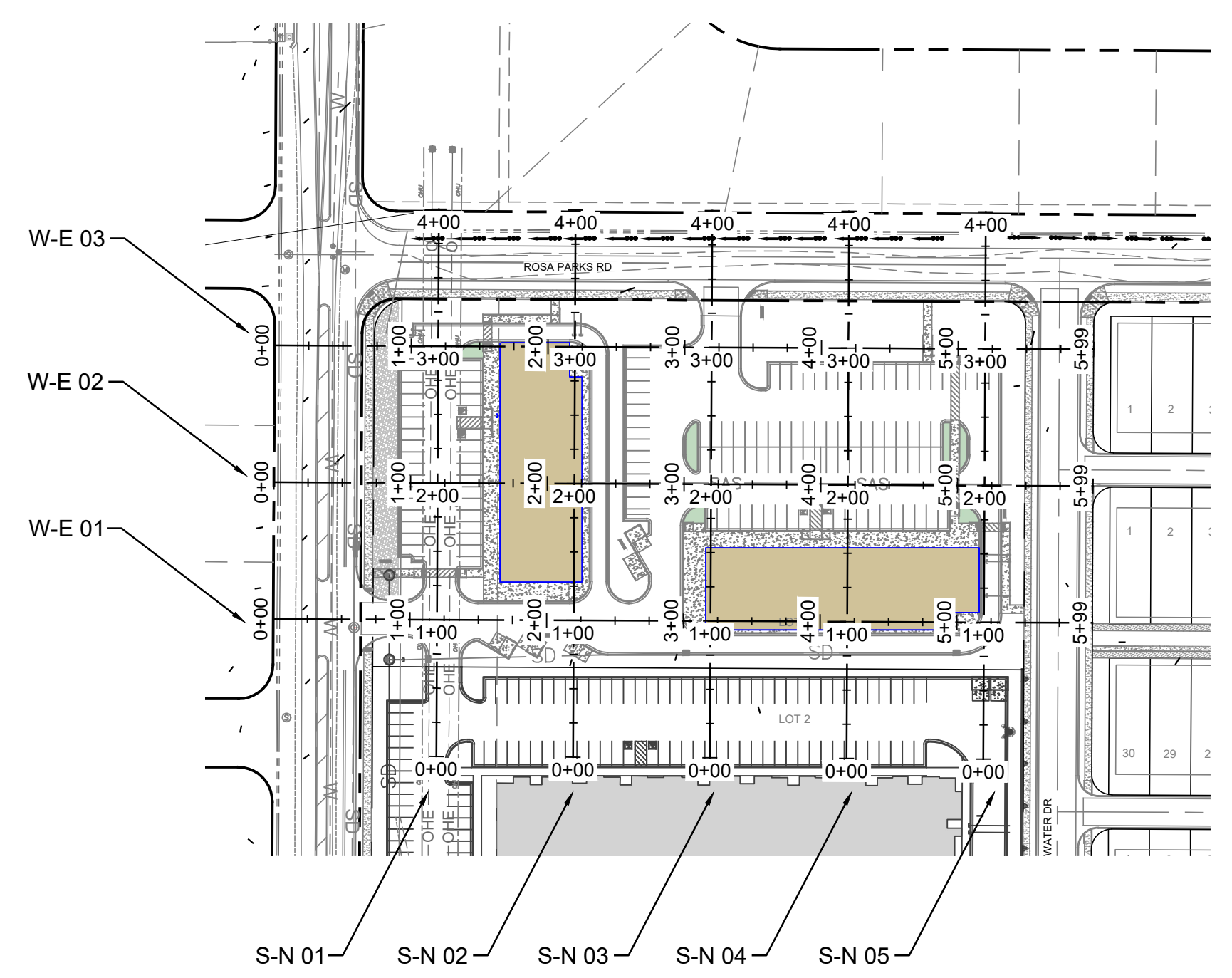
WEST-EAST CROSS SECTION 01



WEST-EAST CROSS SECTION 02



WEST-EAST CROSS SECTION 03



AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STAMPED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD ACTION BY	DATE
DRAWINGS BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
FOUND MONUMENT	3-E10"
STANDARD	3 1/4" ALUMINUM DISC
NEW MEXICO STATE PLANE COORDINATES	CENTRAL ZONE (N.A.D. 1983)
N	1572.627,246
E	1499.059,808
PUBLISHED ELEVATION	5318.888 (NAVD 1988)
GROUND TO GRID FACTOR	0.99872416
MAPPING ANGLE	-0°16'20.35"

SURVEY INFORMATION	
FIELD NOTES	NO.
BY	DATE

Professional Engineer Seal for **ALD M. DUNEIMAN**, License No. 17616, State of New Mexico. The seal is dated 6/13/2023.

NO.	DATE	REMARKS	BY
		DESIGN	

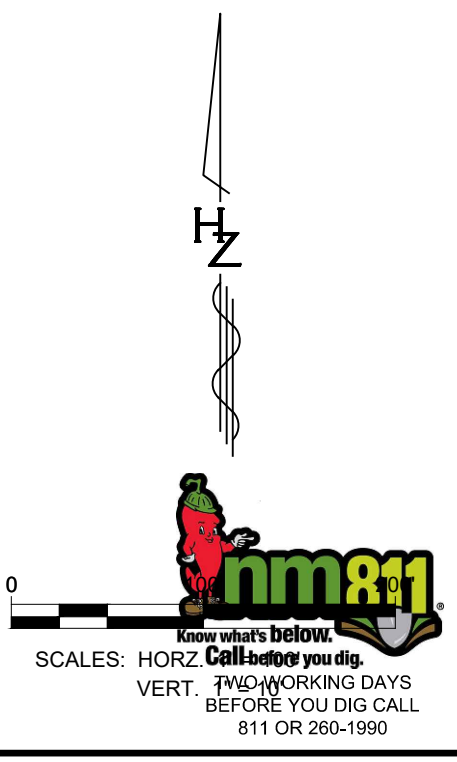
DESIGNED BY: DMD DATE: 4/13/2023
 DRAWN BY: MTR DATE: 4/13/2023
 DWG NAME: PROJ # - R314494.01
 CHECKED BY: DMD DATE: 4/13/2023

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

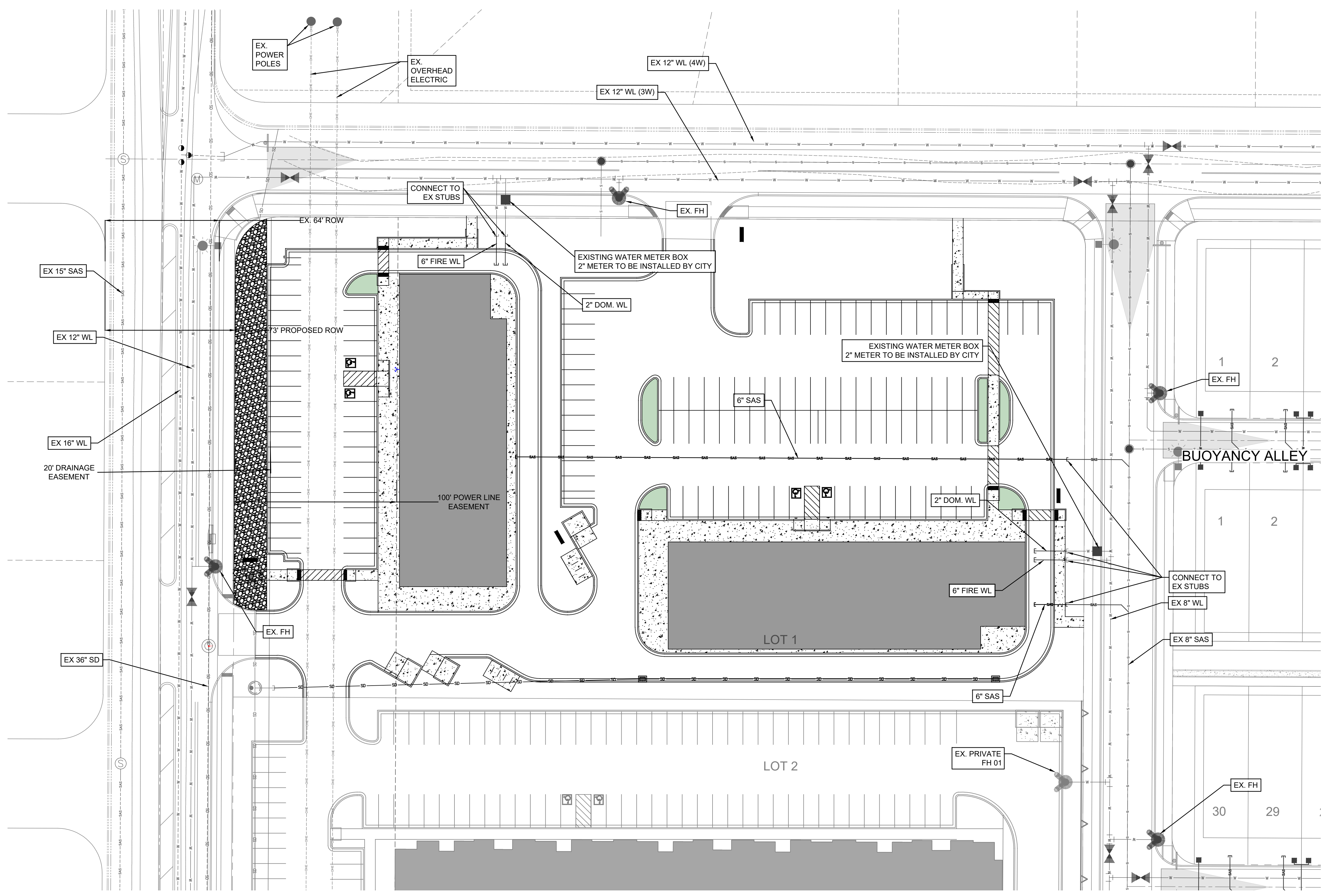
**UNIVERSE VIEW SUBDIVISION
 COMMERCIAL PROPERTY**

TITLE: CONCEPTUAL GRADING & DRAINAGE PLAN

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

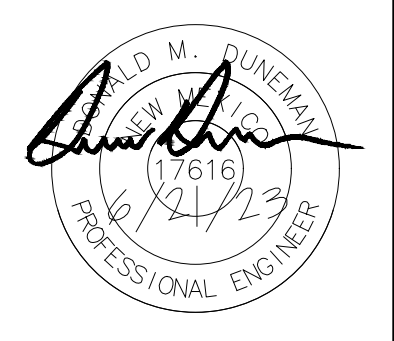


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 S:\COMMERCE\CAL\14494 - Utility Plan Commercial.dwg
 Last Saved: 6/20/2023 3:51:51 PM, duneaman



- GENERAL NOTES**
- SD/SAS MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
 - SD/SAS DROP MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-10 & S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
 - FIRE HYDRANT ASSEMBLIES SHALL BE FULLY RESTRAINED PER CORR STD DWG W-15.
 - GATE VALVES SHALL BE FULLY RESTRAINED WITH CONCRETE COLLARS PER CORR STD DWG W-05. GATE VALVES WILL BE OPERATED BY THE CITY ONLY.
 - FITTINGS SHALL BE FULLY RESTRAINED MARKER BALL PER CORR STD DWG GU-01.
 - SD PIPE MATERIAL PER NMDOT SECTION 570
 - ALL CONCRETE PADS FOR UTILITY WORK MUST BE PLACED 3" ABOVE FINISHED GRADE.
 - WORK WITHIN CITY OF RIO RANCHO RIGHT OF WAY IS BY A SEPARATE PERMIT.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NOTES	DATE
WORK BY		STANDARD 3 1/4" ALUMINUM DISC		BY	
STAMPED BY		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)		NO.	
FIELD CHECKED BY		N=1572.627.946			
FIELD DRAWN BY		E=1499.059.808			
DRAWINGS CORRECTED BY		PUBLISHED EL=5318.888 (NAVD 1988)			
RECORDED BY		GROUND TO GRID FACTOR=0.99672416			
MICRO-FILM INFORMATION		MAPPING ANGLE=0°16'20.35"			



NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY: DMD DATE: - 4/13/2023
 DRAWN BY: MTR DATE: - 4/13/2023
 DWG NAME: PROJ # - R314494.01
 CHECKED BY: DMD DATE: - 4/13/2023

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

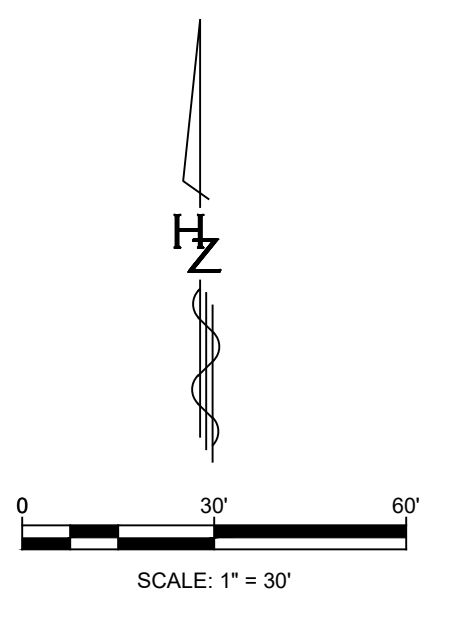
**UNIVERSE VIEW SUBDIVISION
 COMMERCIAL PROPERTY**

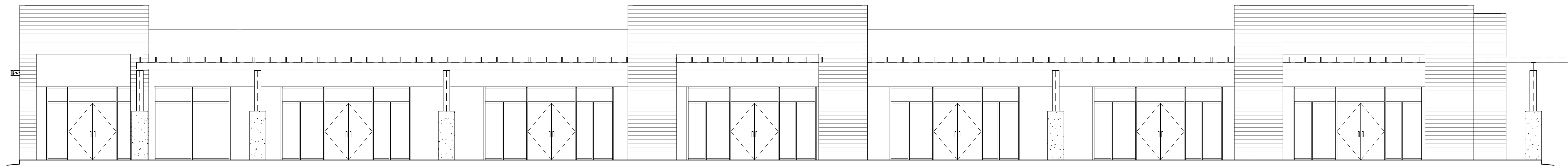
TITLE: **CONCEPTUAL UTILITY PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **709790** Zone Map No. **D - 10** Sheet **4** Of **5**

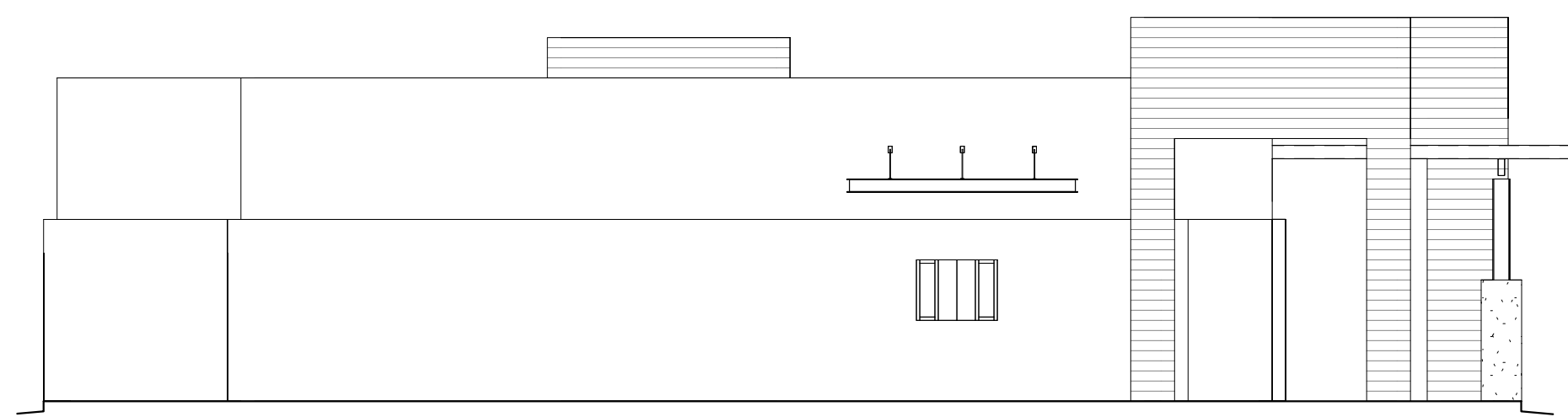
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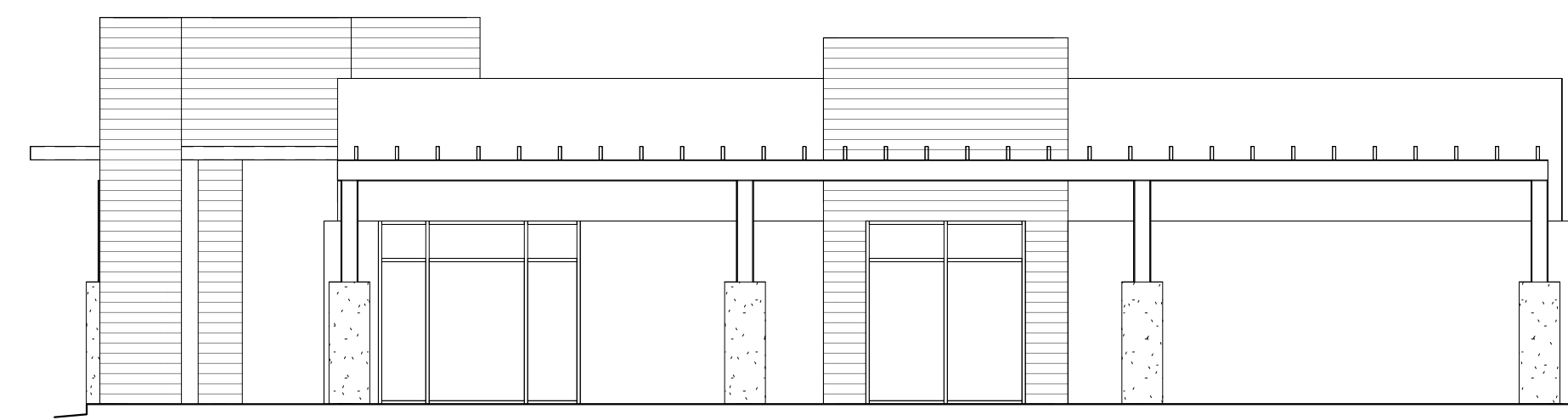
BUILDING 1 WEST ELEVATION

1/8" = 1'-0"



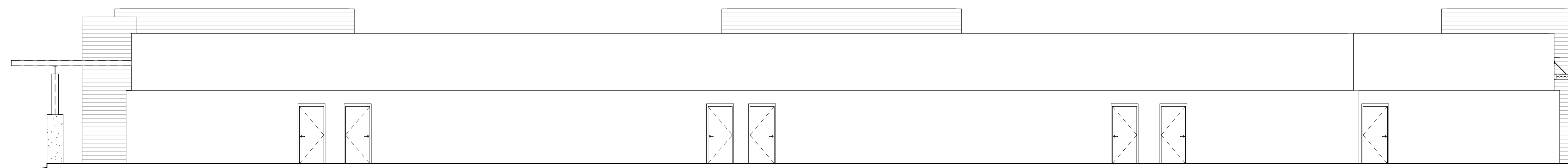
BUILDING 1 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 1 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 1 EAST ELEVATION

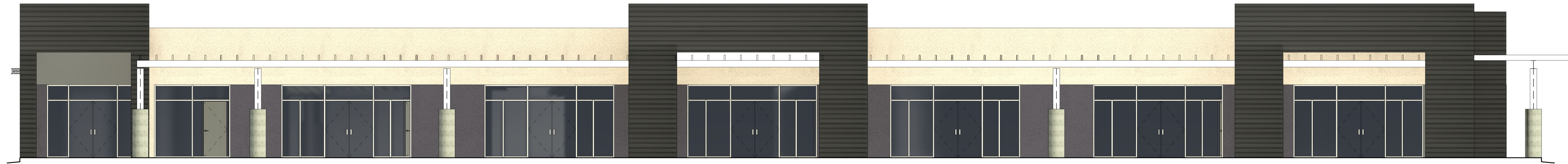
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UNIVERSE VIEW APARTMENTS

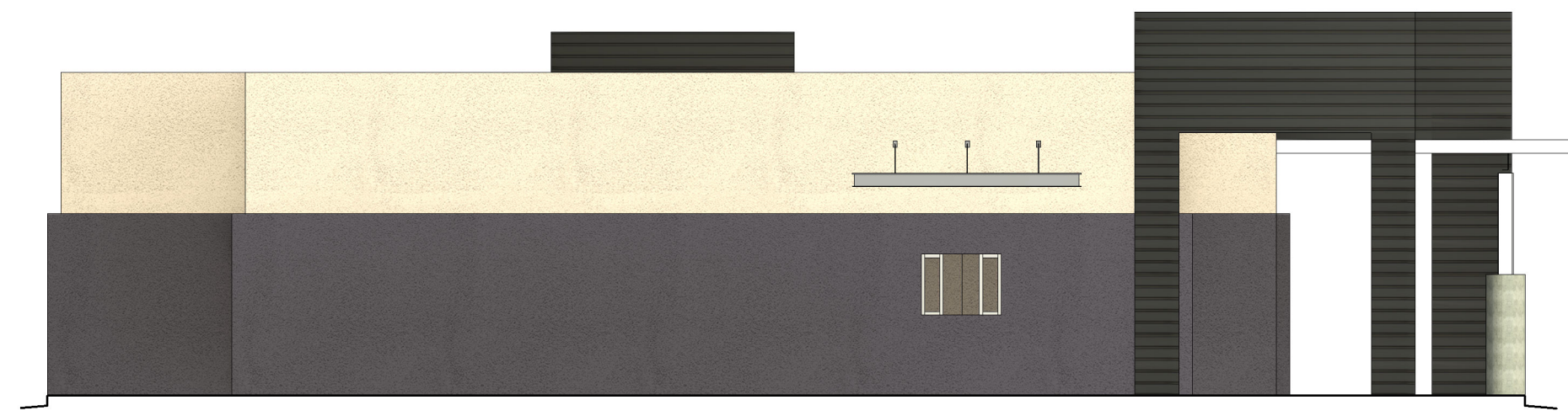
BUILDING 1 ELEVATIONS

SEAL	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Designer	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Checker	A-201
	DATE 03/30/23	



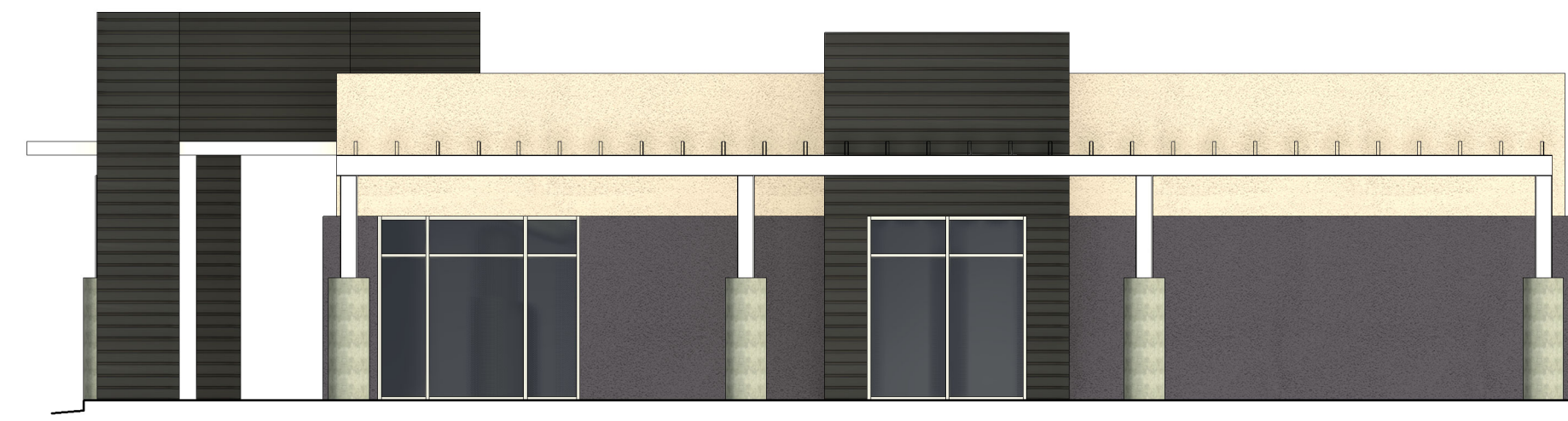
BUILDING 1 WEST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 SOUTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 EAST COLOR ELEVATION

1/8" = 1'-0"

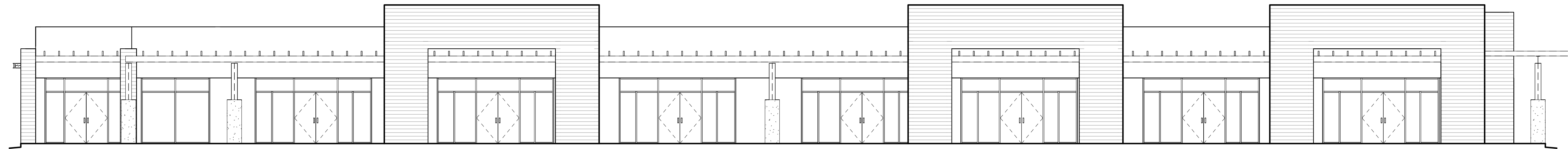


SCOTT C. ANDERSON
 & associates architects
 7604 rio penasco way
 albuquerque, nm 87120
 scott@scottanderson.com 505.401.7575

UNIVERSE VIEW APARTMENTS

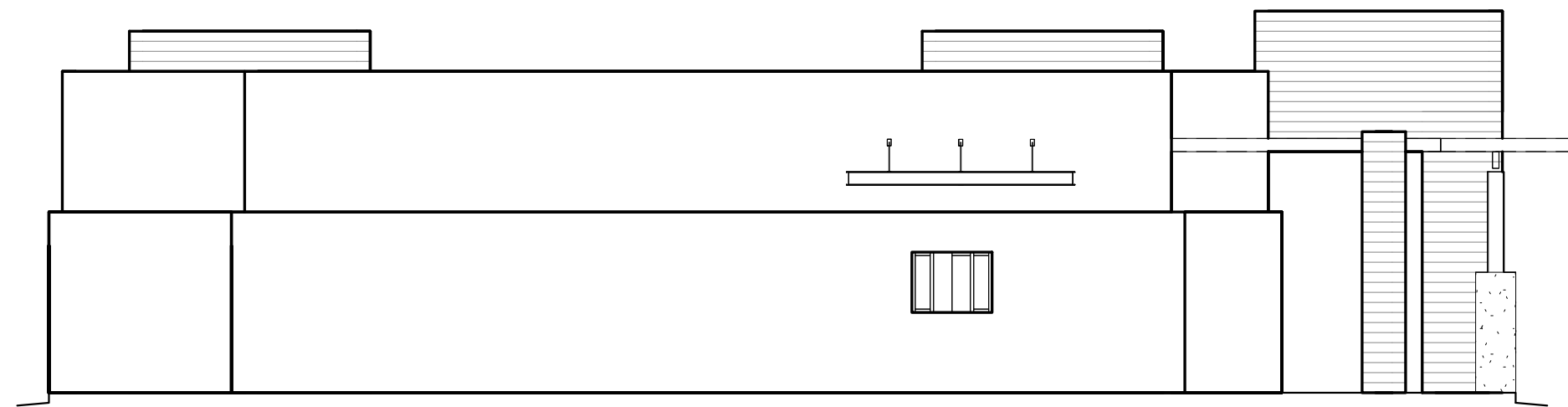
BUILDING 1 COLOR ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Designer	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Checker		A-202
	DATE	03/30/23		



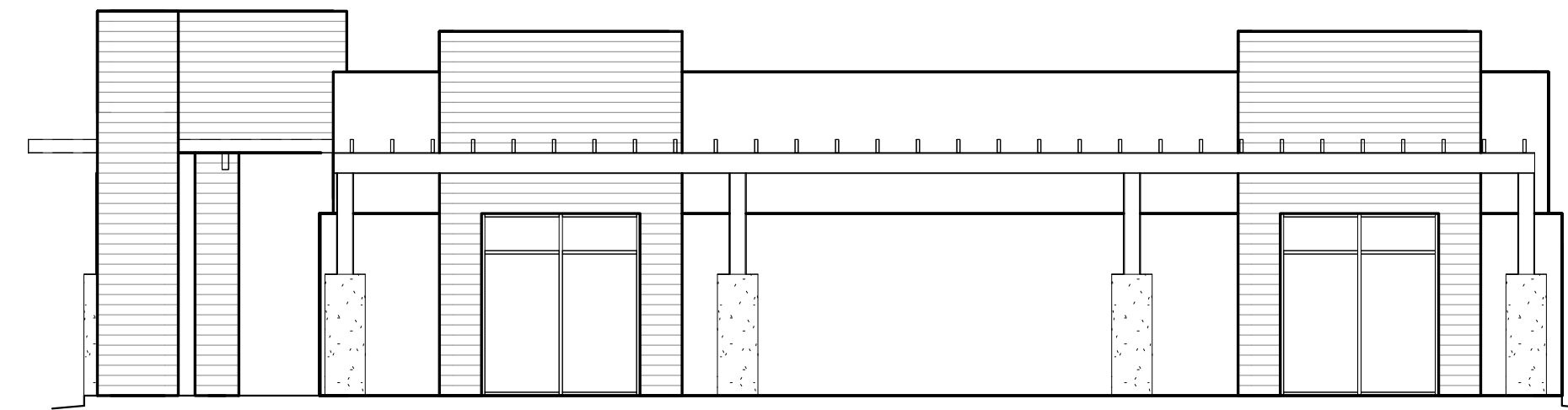
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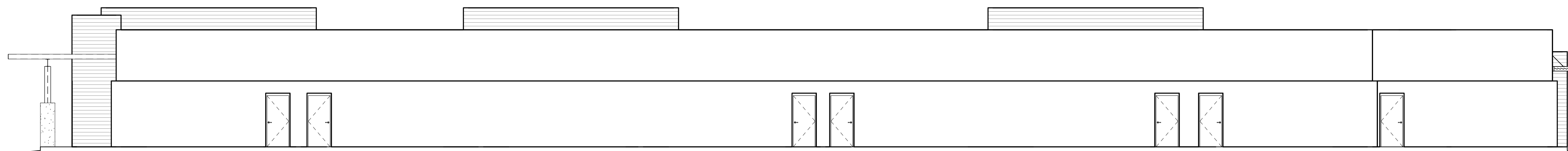
BUILDING 2 WEST ELEVATION

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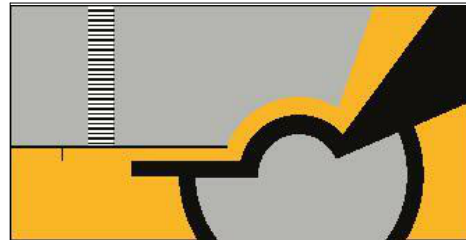
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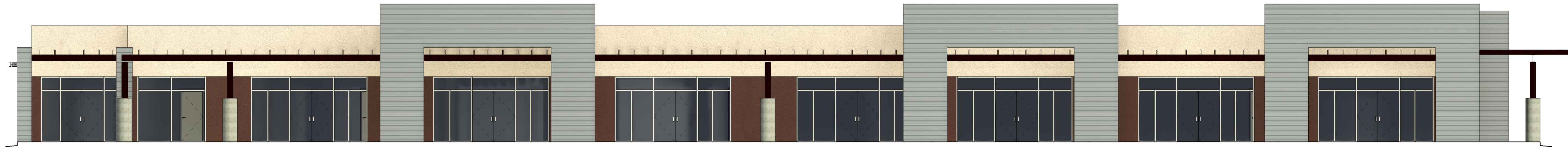
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BUILDING 2 SOUTH ELEVATION

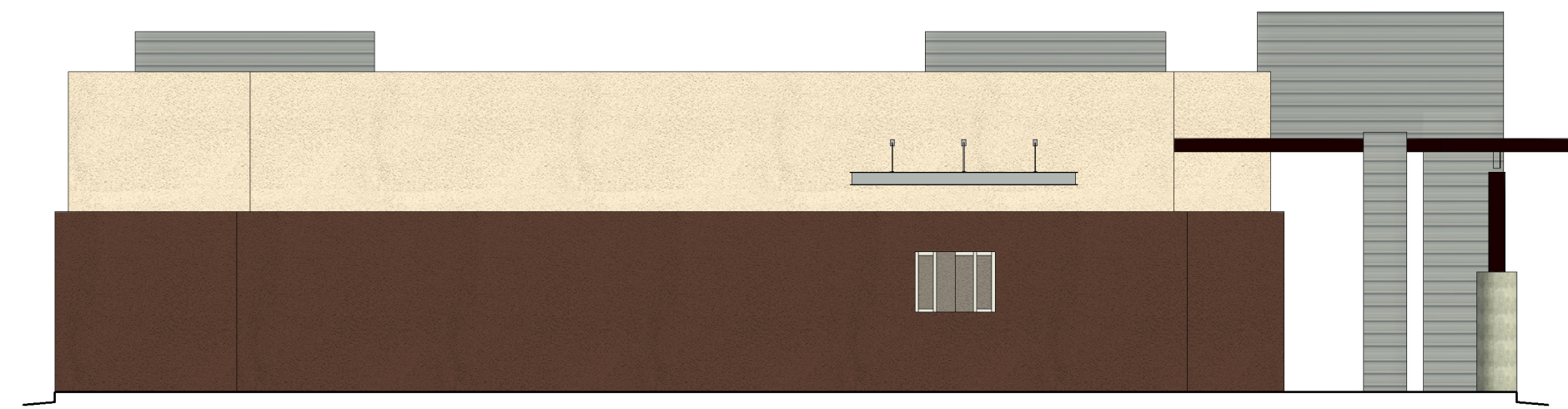
1/8" = 1'-0"

		SCOTT C. ANDERSON & associates architects 7604 rio penasco nwy albuquerque, nm 87120 andersonscott@scottca.com 505.401.7575	
		UNIVERSE VIEW APARTMENTS	
DRAWING TITLE BUILDING 2 ELEVATIONS		PROJECT NO 18-072	
SEAL	DESIGNED Designer	SCALE 1/8" = 1'-0"	A-203
	DRAWN Author	DRAWING NO	
	CHECKED Checker		
	REVIEWED Designer		
DATE 03/30/23			



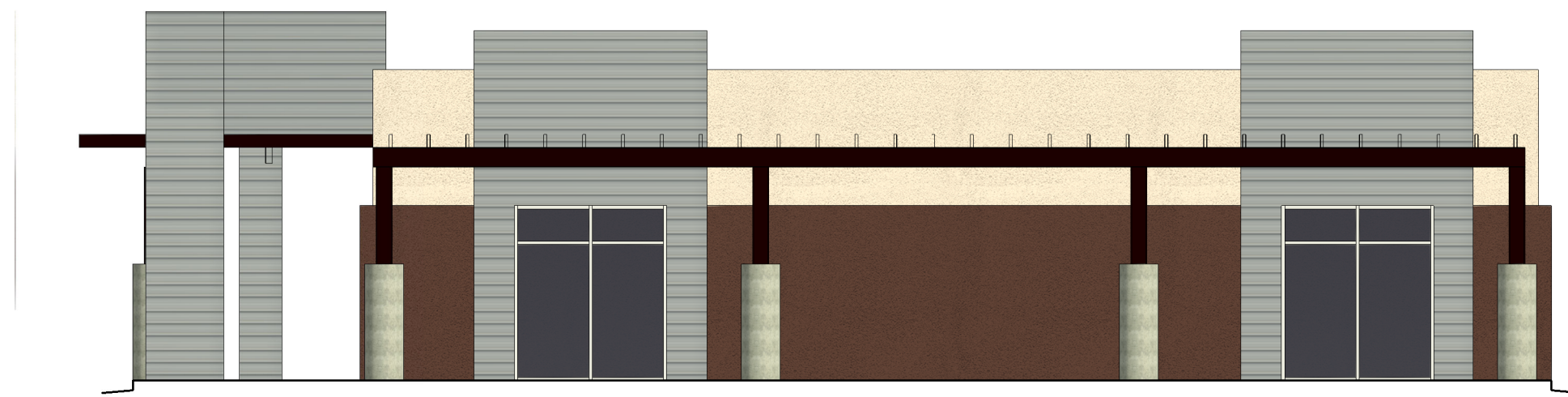
BUILDING 2 NORTH COLOR ELEVATION

1/8" = 1'-0"



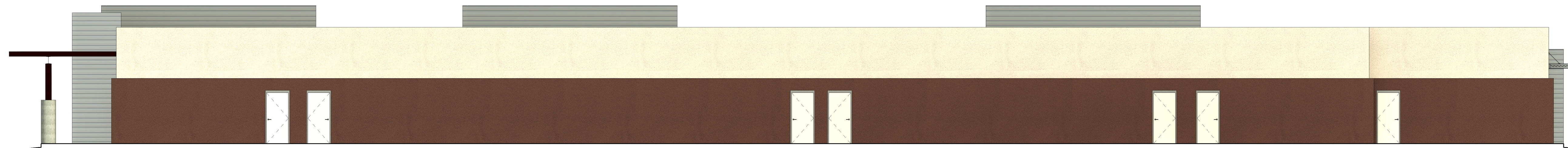
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1/8" = 1'-0"



BUILDING 2 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 2 SOUTH COLOR ELEVATION

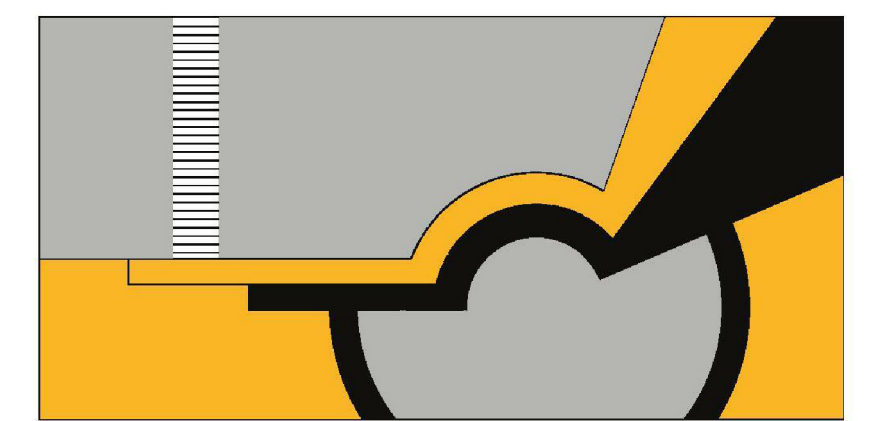
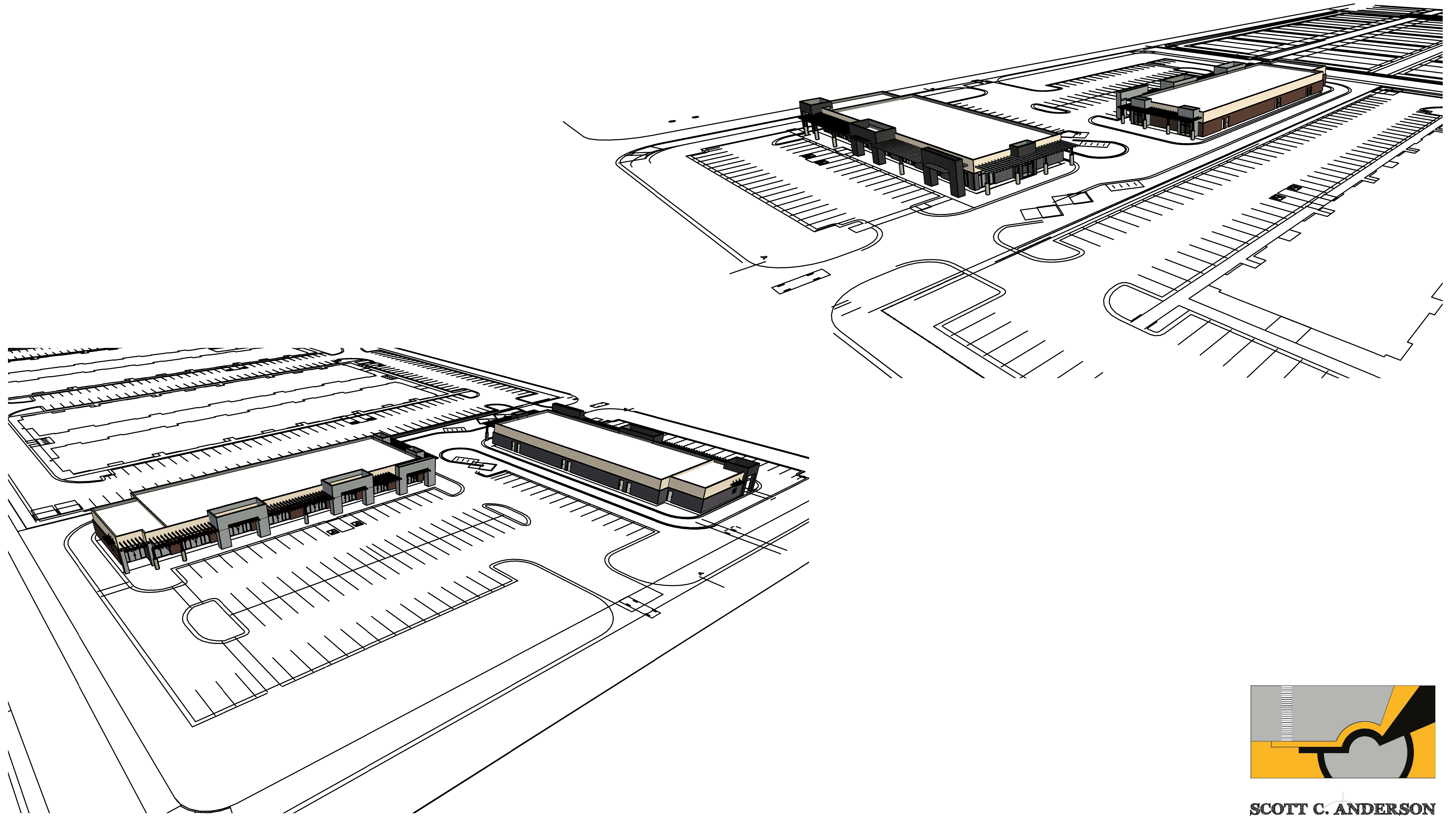
1/8" = 1'-0"

SCOTT C. ANDERSON
 & associates architects
 7604 rio penasco n.w.
 albuquerque, nm 87120
 scott@scottanderson.com
 505.401.7575

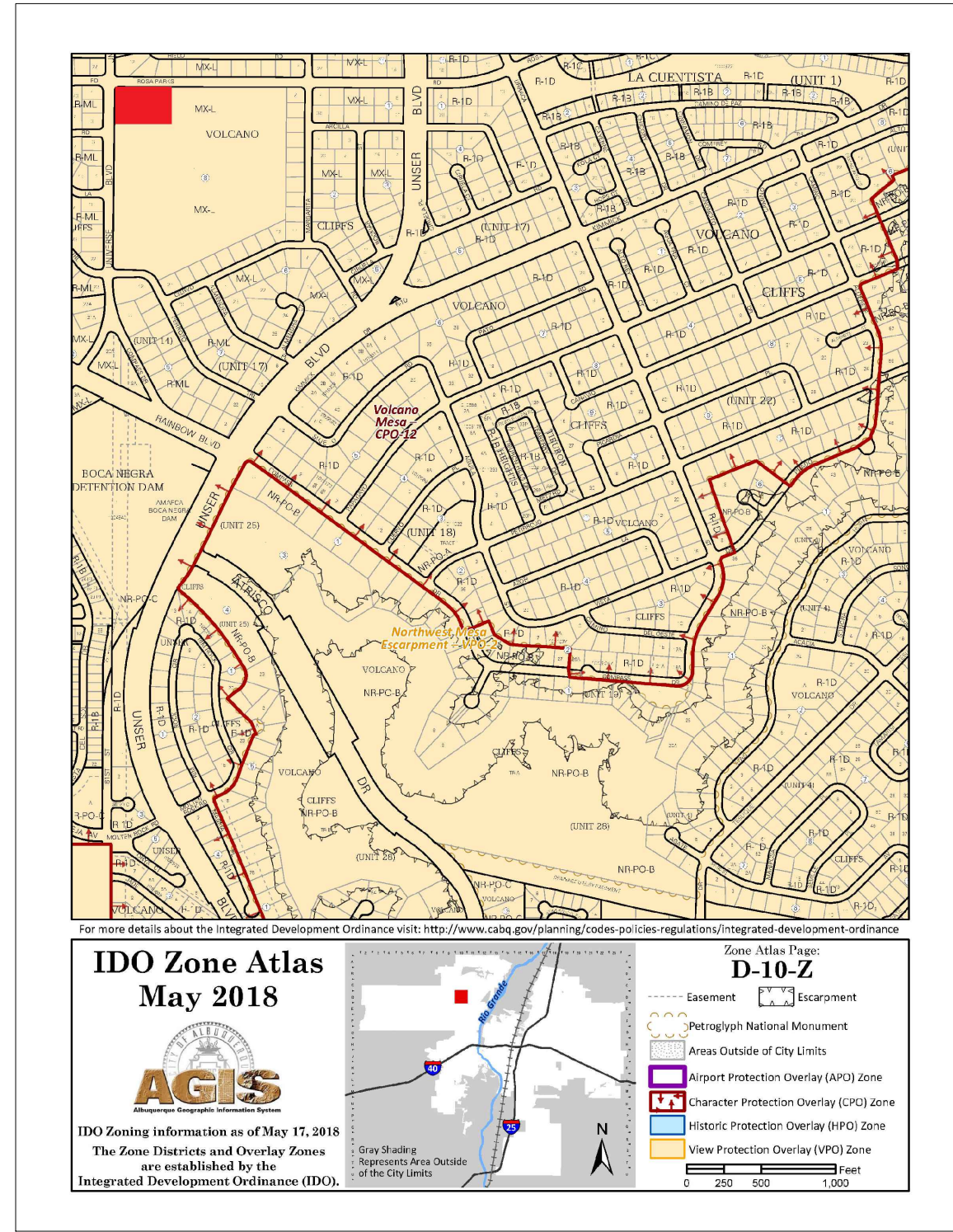
UNIVERSE VIEW APARTMENTS

BUILDING 2 COLOR ELEVATIONS

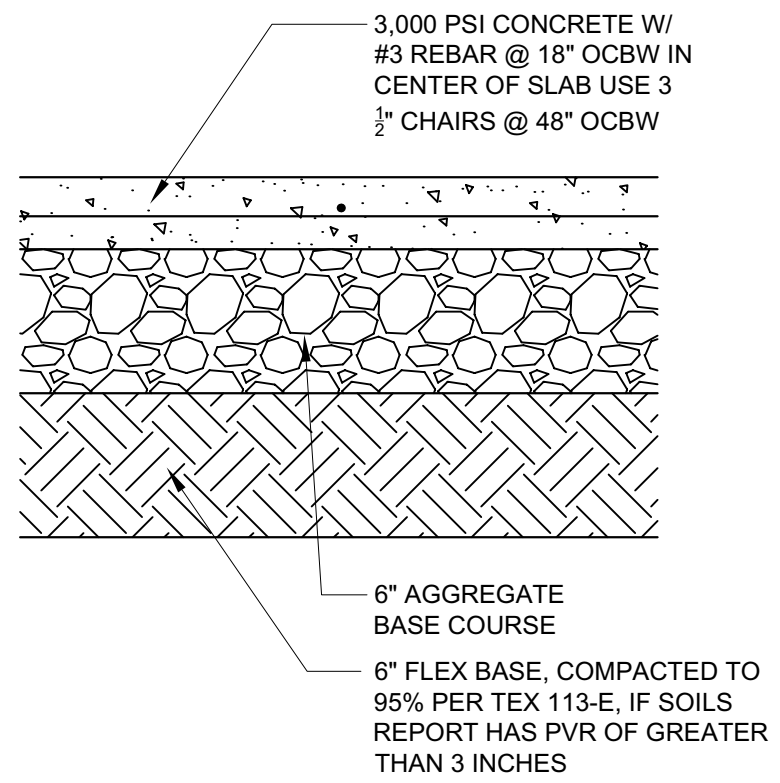
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	DRAWN	Designer	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Checker		A-204
	DATE	03/30/23		



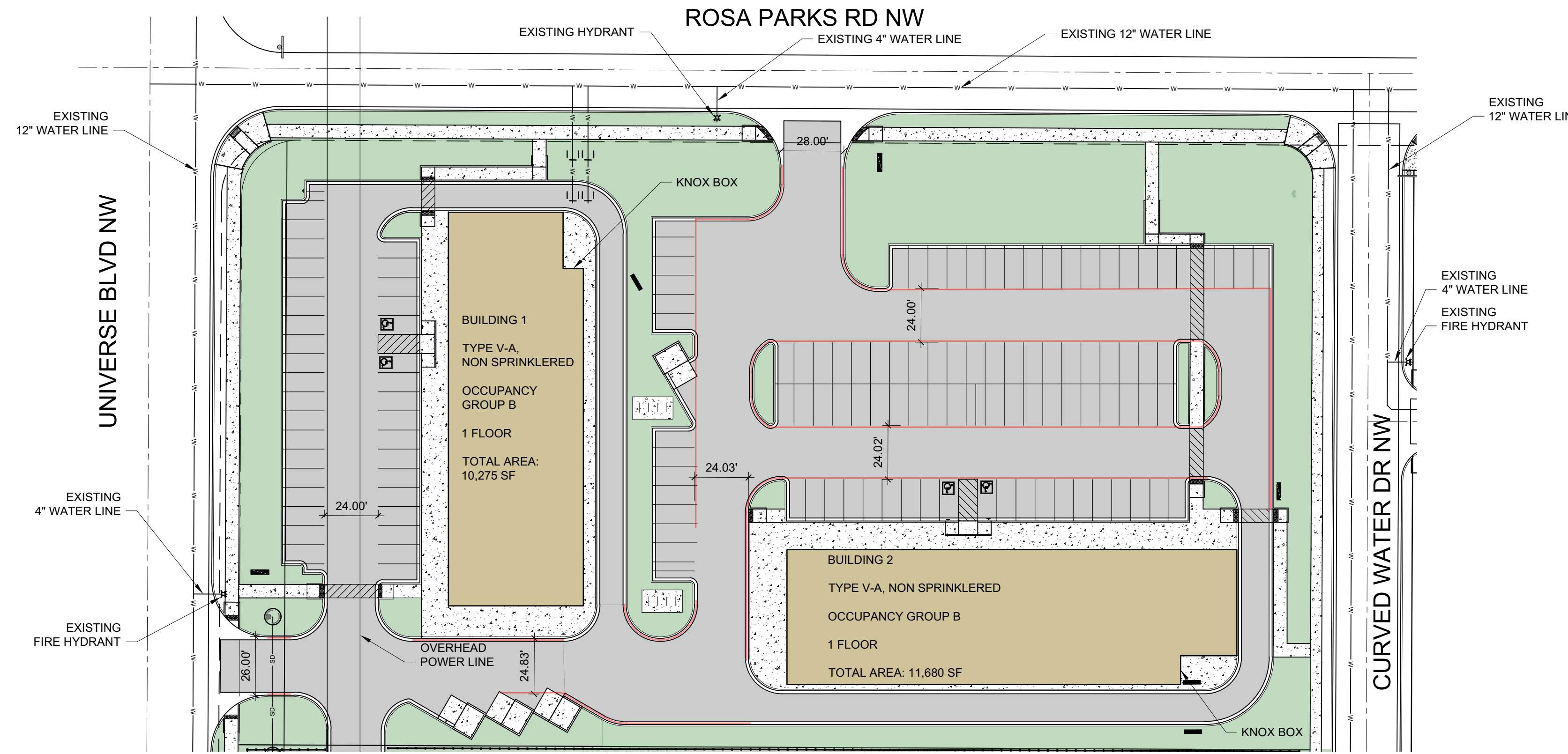
SCOTT C. ANDERSON
& associates architects
7604 rio penasco nw albuquerque, nm 87120
andersonscott@comcast.net
505.401.7575



AREA MAP
SCALE: NTS



PAVING SECTION
SCALE: NTS



SITE PLAN
SCALE: 1" = 40'-0"



ALBUQUERQUE FIRE SITE PLAN CHECKLIST
APPROVED FIRE 1 PLAN WILL BE SUBMITTED AT PERMIT

PERMIT
PERMIT NUMBER: 23-015401
APPROVED DATE: 7/5/2023

APPROVED

REQUIREMENTS: CONSTRUCTION TYPE V-A : 2,000 GPM, 2 HR (CALCS BELOW)

FIRE HYDRANT REQUIRED
EXISTING HYDRANTS PROVIDED
EXISTING HYDRANTS AND NEW HYDRANT IDENTIFIED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
PUBLIC WATER MAIN IDENTIFIED ON THE PLAN
FIRE FLOW: FF 2000GPM 2HYDRANTS VA

- NO PARKING 15FT FROM THE HYDRANT
- ACCESS PROVIDED TO 150FT
- BUILDING HT 20FT, 2 MEANS OF APPARATUS ACCESS
- TOTAL BUILDING AREA LESS THAN 62,000 SF, 2 MEANS OF APPARATUS ACCESS
- THIS IS NOT MULTI-FAMILY PROJECT
- THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
- 3 MEANS OF ACCESS PROVIDED, ONLY 2 ARE REQUIRED
- BUILDING LESS THAN 30 FT IN HT, 24 FT ROAD WIDTH PROVIDED
- ACCESS ROAD 24 FT WIDE
- ACCESS ROAD 24 FT WIDE
- ACCESS ROADS ARE PUBLIC STREETS
- TURNING RADIUS = 28 FT
- DEAD END IS LESS THAN 150 FT
- ACCESS ROAD IS CONCRETE CAPABLE OF SUPPORTING 75,000LBS
- REFERENCE DETAIL THIS SHEET AND CIVIL SHEETS FOR CONCRETE PAVING DATA
- ACCESS ROAD GRADE LESS THAN 10%
- THERE ARE NO GATES ON THIS PROJECT
- REFER TO G SHEETS FOR FIRE RATINGS, 1HR EXTERIOR WALL PROVIDED
- SPRINKLER SYSTEM NOT PROVIDED
- FDC NOT REQUIRED
- FDC NOT REQUIRED
- PIV NOT REQUIRED
- STANDPIPE NOT REQUIRED
- STANDPIPE NOT REQUIRED
- REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO WEST FACADES (UNIVERSE BLVD NW) AND TO NORTH FACADES (ROSA PARKS RD NW)
- MULTIPLE BUILDINGS WITH SINGLE ADDRESS
- KNOX BOX PROVIDED AT AT EACH BUILDING, SEE PLAN

FIRE CALCULATIONS

BUILDING HEIGHT = 20'-0", 1 STORY

TYPE V-A, SPRINKLERED CONSTRUCTION

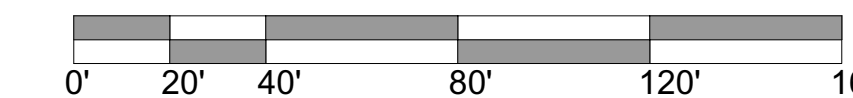
HYDRANTS REQUIRED PER IFC TABLE C105.1 = 2 HYDRANT @ 450FT MAX

CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:

**IFC B105.1 CONSTRUCTION TYPE V-A SPRINKLERED
11,680 SF: FLOW @ 2,000 GPM FOR 2 HR**

<p>SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS 4419 4th St. NW, Ste. B ALBUQUERQUE, NM 87107 505.401.7575</p>		
<p>UNIVERSE VIEW STRIP CENTER UNIVERSE BLVD NW ALBUQUERQUE, NM 87114</p>		
<p>DRAWING TITLE: FIRE 1 PLAN</p>		
<p>SEAL</p>	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	FIRE 1
DATE: 7/5/2023		OF



SOLID WASTE NOTES:

THE DEVELOPMENT HAS NO GATES

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS FOOD SERVICE FOR THIS PROJECT. ALL REFUSE ENCLOSURES SHALL HAVE GREASE DRAINS AND GREASE INTERCEPTORS

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

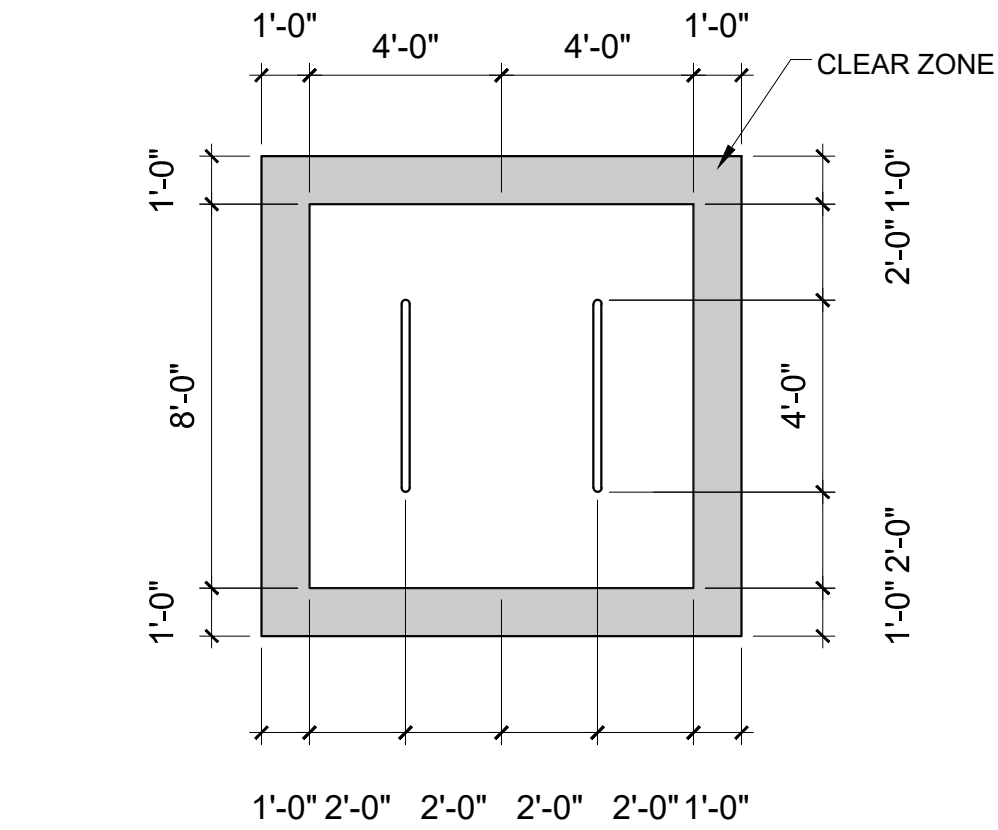
THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

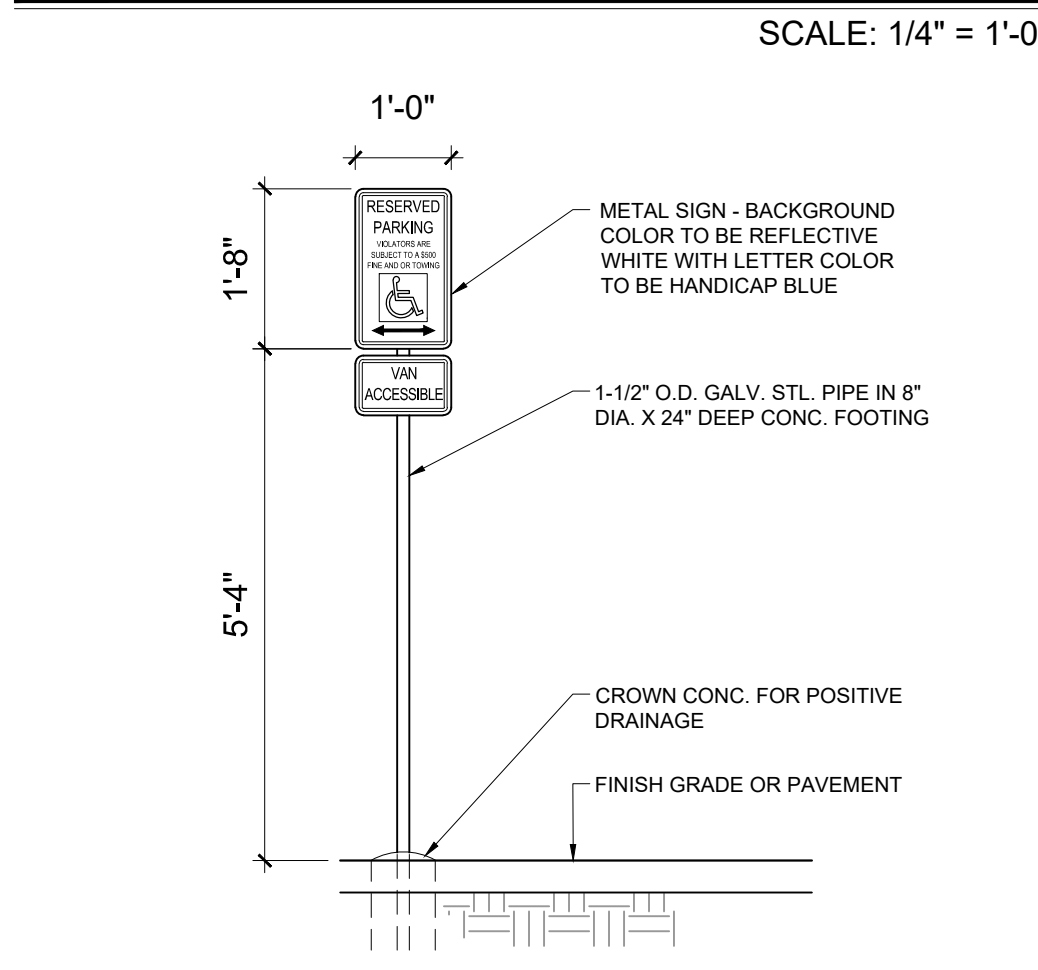
THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

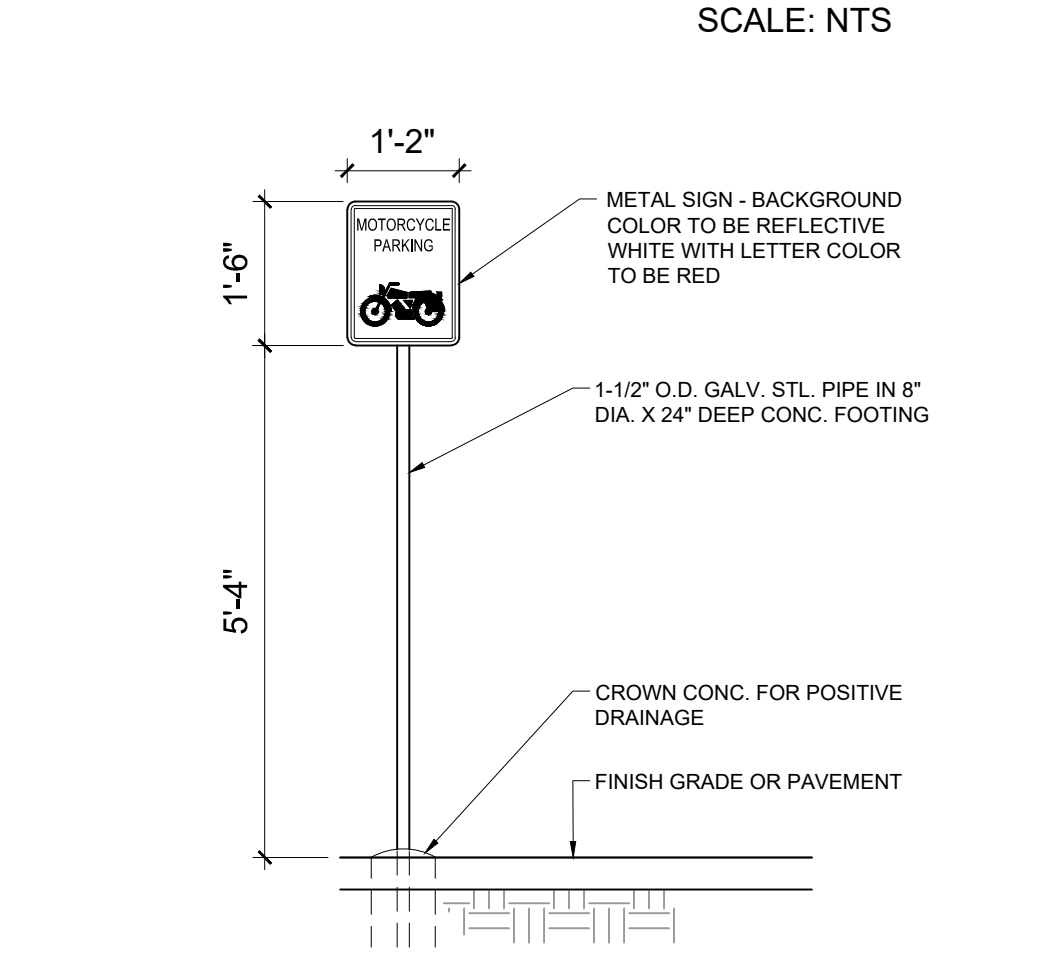
Approved for access by the Solid Waste Department for 2 trash enclosures**which are required to have sanitary drains, and 1 recycle dumpster enclosure. All containers are to be accessible between the hours of 5AM to 8PM.**
Herman Gallegos 07-07-23



BIKE PARKING



HC SIGN



MOTORCYCLE SIGN



UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 30 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF ; 74,520 SF PROVIDED

PARKING:
OFFICE

BUILDING 1 : 10,000 SF X 3.5 SPACES = 35 SPACES
BUILDING 2 : 11,680 X 3.5 SPACE = 41 SPACES

TOTAL SPACES REQUIRED = 76 SPACES
TOTAL SPACES PROVIDED = 109 SPACES

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 6 PROVIDED
BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

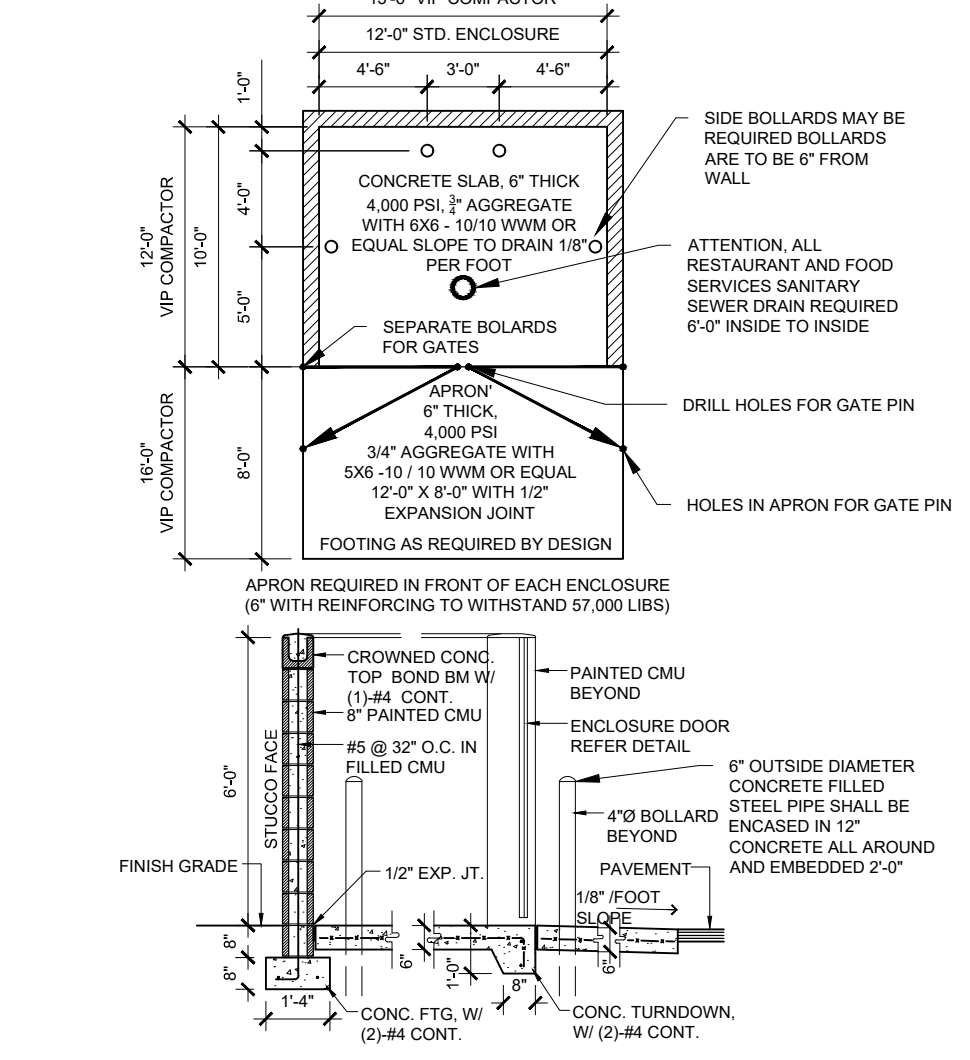
ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

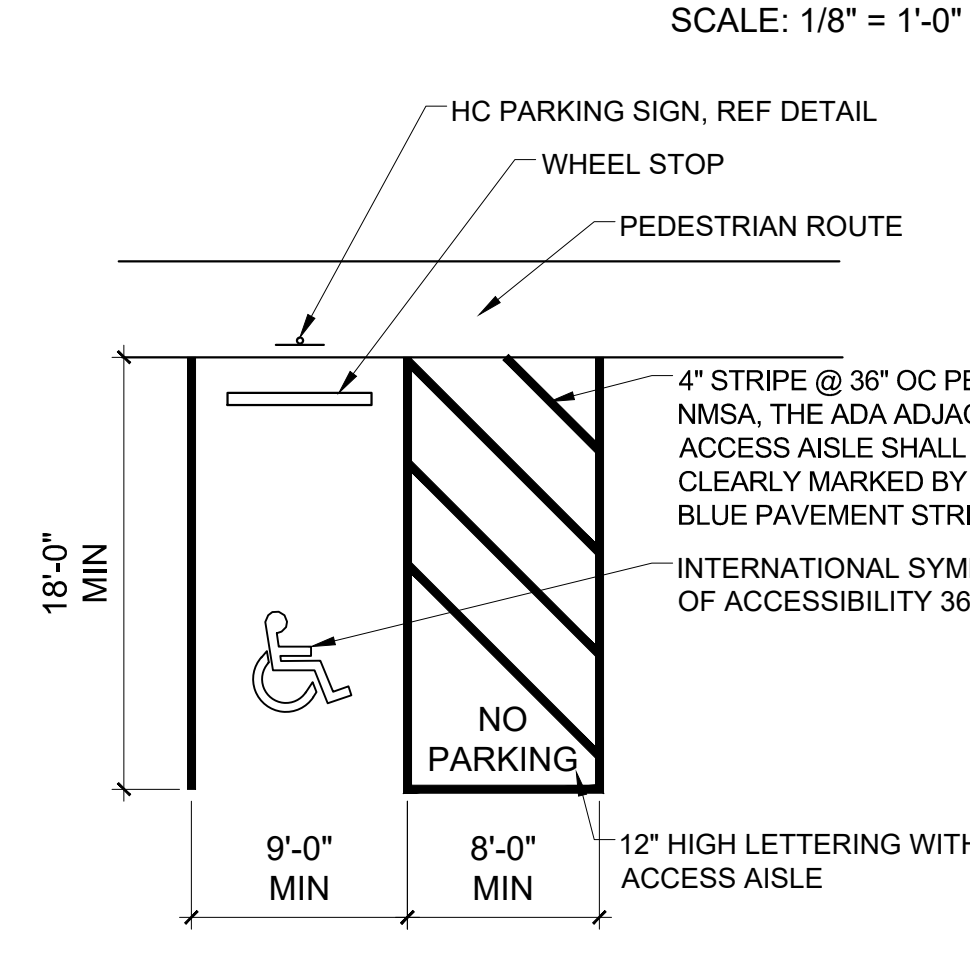
ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

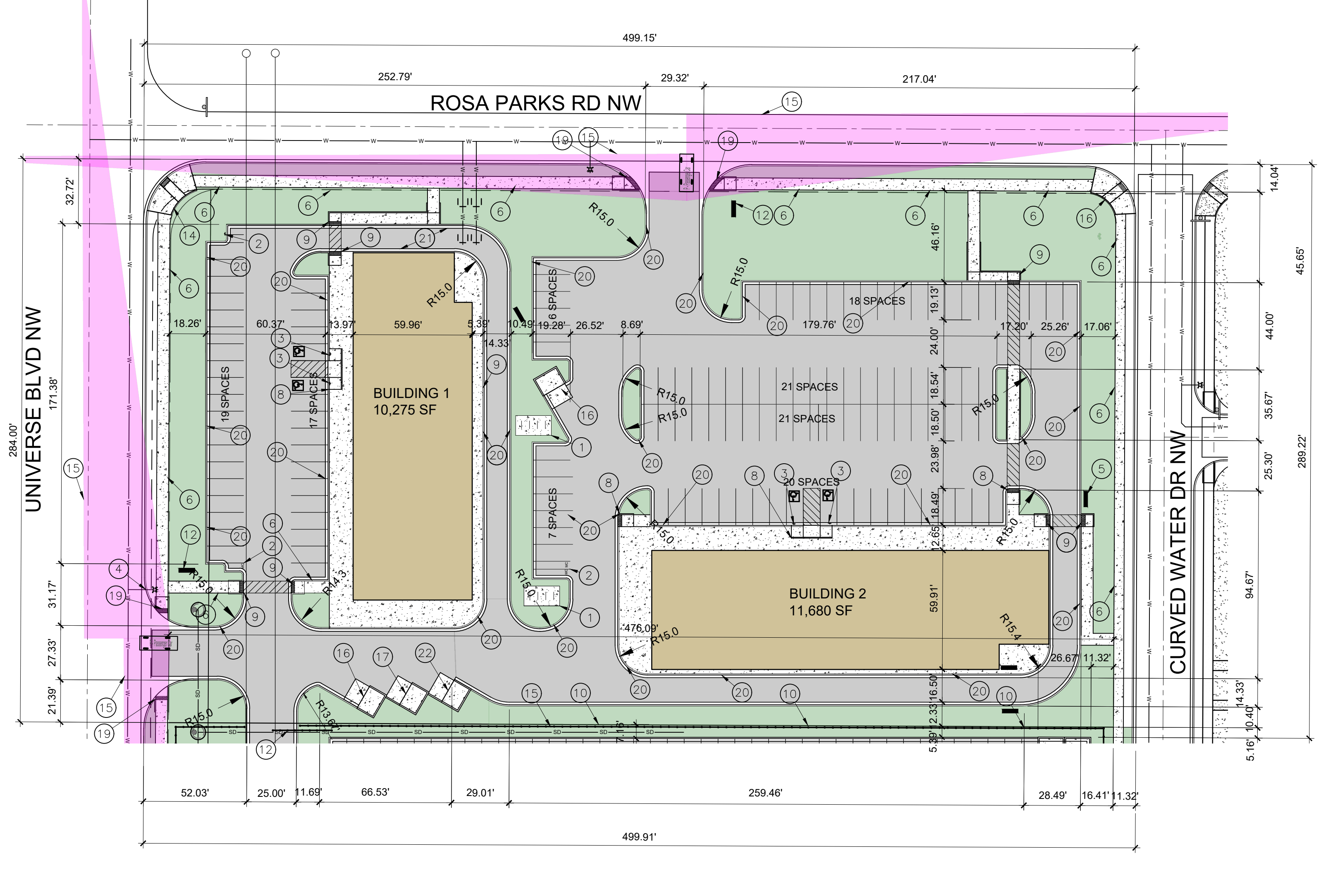
WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.



REFUSE ENCLOSURE



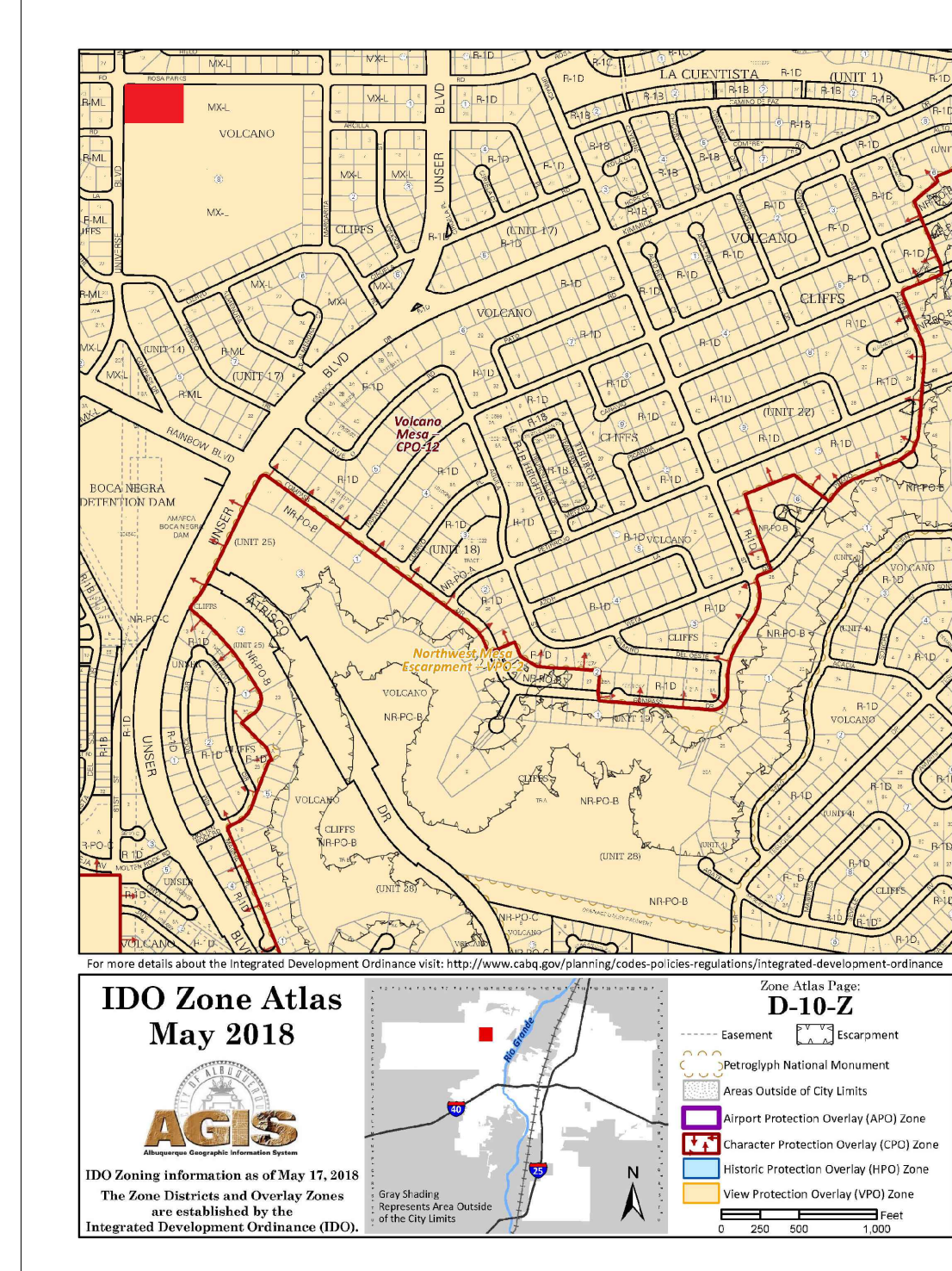
ADA PARKING



SITE PLAN
SCALE: 1" = 40'-0"

- KEYED NOTES**
- 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - IRRIGATION BOX
 - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - GREASE CONTAINER ENCLOSURE SIM TO DETAIL THIS SHEET
 - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 - PERPENDICULAR CURB RAMP, REF DETAIL COA STANDARD DETAIL 2447
 - PROPERTY LINE
 - EXISTING POWER POLE
 - MONUMENT SIGN
 - CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 - CORNER ACCESS RAMP, REF COA STANDARD DETAIL 2441
 - 6" WROUGHT IRON FENCE
 - REFUSE CONTAINER, REF DETAIL THIS SHEET
 - RECYCLING CONTAINER, REF DETAIL THIS SHEET
 - FIRE DEPARTMENT CONNECTION
 - DRIVE PAD REF. COA STANDARD DETAIL 2425B
 - CURB AND GUTTER REF. COA STANDARD DETAIL 2415B
 - EXISTING POWER POLE
 - GREASE WASTE ENCLOSURE

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



AREA MAP
SCALE: NTS

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
4419 4th St. NW, Ste. B
ALBUQUERQUE, NM 87107
505.401.7575

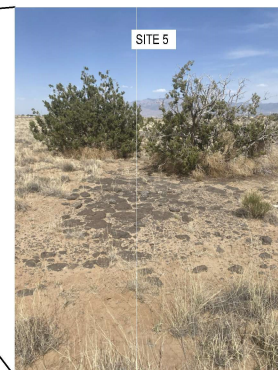
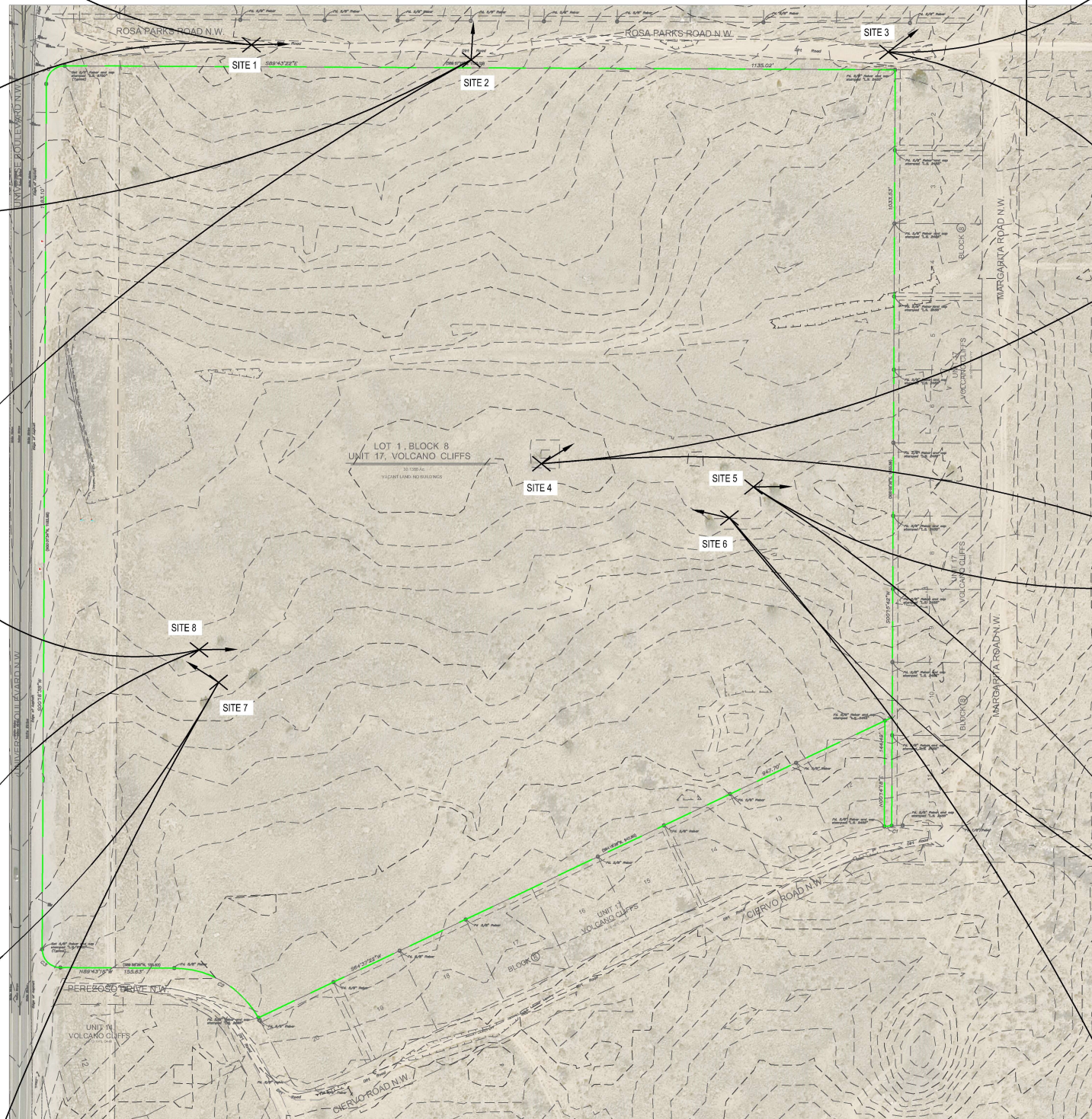
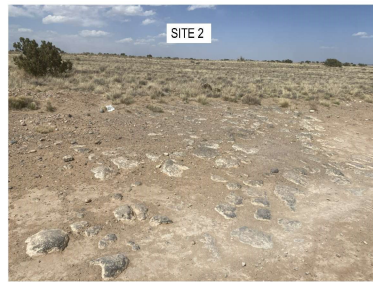
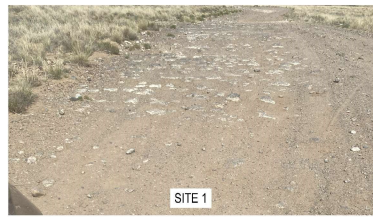
UNIVERSE VIEW STRIP CENTER
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87114

DRAWING TITLE: SITE PLAN

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE: 07/06/2023	OF

SEAL: SCOTT C. ANDERSON, No. 4341, 07/06/2023, REGISTERED ARCHITECT

Plotted: 12/19/2022 11:28:51 AM B:\Duneman, Dennis
 H:\proj\2020\04\01 - Volcano Cliffs Subdivision U17 B8 L110 CADD & BIM\10 - AutoCAD\Exhibits\R314494 -
 Sensitive Land.dwg
 Last Saved: 12/19/2022 11:28:08 AM d.duneman



SENSITIVE LANDS ANALYSIS

INTRODUCTION

THE PROJECT SITE IS ESSENTIALLY UNDEVELOPED WITH A GROUND SURFACE CONTAINING A MODERATE GROWTH OF GRASS, SHRUBS, AND SCATTERED CEDAR TREES. THERE ARE SEVERAL DIRT ROADS TRAVERSING THE SITE. THERE IS A RIDGE RUNNING WEST-EAST ALONG THE MIDDLE OF THE SITE, WHICH CAN BE EXPECTED TO HAVE BASALT ROCK BENEATH THE SURFACE.

A GEOTECHNICAL EVALUATION WAS CONDUCTED WHICH INCLUDED 60 BORINGS. ALL BORINGS ENCOUNTERED REFUSAL TO AUGER DRILLING ON BASALT, AT DEPTHS RANGING FROM 2 FEET TO 9 FEET.

A SITE VISIT WAS COMPLETED ON OCTOBER 18TH, 2022 TO INVESTIGATE FOR SIGNIFICANT ROCK OUTCROPPINGS IN ACCORDANCE WITH IDO SECTION 14-16-5-2. EIGHT (8) SITES WERE IDENTIFIED TO HAVE BASALT ROCK ON THE SURFACE. NONE OF THE SITES ARE SIGNIFICANT, SO NO MITIGATION IS NECESSARY. THE DEVELOPMENT WILL CONSIST OF IMPORTING FILL MATERIAL TO AVOID EXCESSIVE ROCK REMOVAL/DISTURBANCE. A SUMMARY OF THE SITES IS LISTED BELOW:

SITE 1
 THIS SMALL OUTCROPPING IS LOCATED WITHIN THE ROSA PARKS ROAD ROW ON THE NORTH HALF OF THE GRADED DIRT ROADWAY. IT IS APPROXIMATELY 15-FEET WIDE BY 30-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. IT APPEARS THIS ROCK WAS EXPOSED DUE TO THE GRADING OF THE DIRT ROAD. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 2
 THIS SITE IS VERY SIMILAR TO SITE 1. IT IS LOCATED WITHIN THE ROSA PARKS ROAD ROW AND APPEARS TO HAVE BEEN EXPOSED BY GRADING OF THE DIRT ROAD. IT IS APPROXIMATELY 12-FEET WIDE BY 25-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 3
 THIS SITE IS APPROXIMATELY 10-FEET BY 10-FEET AND FORMS A SMALL HIGH POINT ABOUT 6" HIGHER THAN THE SURROUNDING TERRAIN. IT IS WITHIN THE ROSA PARKS ROW. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 4
 THIS SITE IS APPROXIMATELY 20-FEET BY 30-FEET AND FORMS A HIGH POINT ABOUT 1-FOOT HIGHER THAN THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, WHICH APPEARS TO BE DEAD.

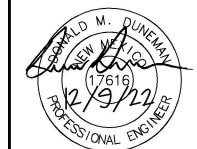
SITE 5
 THIS SITE IS APPROXIMATELY 25-FEET BY 30-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE TWO (2) JUNIPERS WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE DYING.

SITE 6
 THIS SITE IS APPROXIMATELY 20-FEET BY 25-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE HEALTHY.

SITE 7
 THIS SITE IS APPROXIMATELY 30-FEET BY 40-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO SHRUBS OR TREES WITHIN THE OUTCROP AREA, ALTHOUGH FOUR (4) JUNIPERS SURROUND THE SITE. THERE IS GRASS AND SEDIMENT BUILDUP COVERING MUCH OF THIS OUTCROPPING.

SITE 8
 THIS SITE IS THE SAME OUTCROPPING AS SITE 7, FACING EAST.

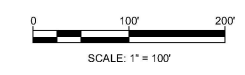
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	FOUND MONUMENT "3" E10"	DATE	FIELD NOTES	NO.
STANDARD 3 1/4" ALUMINUM DISC		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD, 1983)			
WORK STARTED BY	DATE	N=1,512,827.946			
ACCEPTANCE BY	DATE	E=1,489,059.808			
FIELD NOTES BY	DATE	PUBLISHED EL: 5318.888 (NAVD 1988)			
DRAWINGS BY	DATE	GROUND TO GRID FACTOR: 0.99987246			
CHECKED BY	DATE	MAPPING ANGLE: -0°16'23.35"			
RECORDED BY	DATE				



Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION
 TITLE: **UNIVERSE VIEW SUBDIVISION SENSITIVE LAND ANALYSIS EXHIBIT**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	D - 10		##



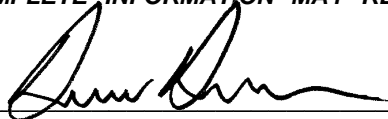
SECTION 2
SUPPORTING DOCUMENTATION

SITE PLAN CHECKLIST

Project #: PR-2020-004596 Application #: SD-2022-00212

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 3/12/24
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- X 3. Bar scale
- X 4. North arrow
- X 5. Legend
- X 6. Scaled vicinity map
- X 7. Property lines (clearly identify)
- X 8. Existing and proposed easements (identify each)
- X 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- X B. Square footage of each structure
- X C. Proposed use of each structure
- X D. Signs (freestanding) and other improvements
- X E. Walls, fences, and screening: indicate height, length, color and materials
- X F. Dimensions of all principal site elements or typical dimensions
- X G. Loading facilities
- X H. Site lighting (indicate height & fixture type)
- X I. Indicate structures within 20 feet of site
- X J. Elevation drawing of refuse container and enclosure, if applicable.
- X K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- X A. Parking layout with spaces numbered per aisle and totaled.
 - X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - X 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - X 3. On street parking spaces
- X B. Bicycle parking & facilities
 - X 1. Bicycle racks – location and detail
 - X 2. Other bicycle facilities, if applicable
- X C. Vehicular Circulation (Refer to DPM and IDO)
 - X 1. Ingress and egress locations, including width and curve radii dimensions
 - X 2. Drive aisle locations, including width and curve radii dimensions
 - X 3. End aisle locations, including width and curve radii dimensions
 - X 4. Location & orientation of refuse enclosure, with dimensions
 - X 5. Loading, service area, and refuse service locations and dimensions
- X D. Pedestrian Circulation
 - X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

March 20, 2024

Development Hearing Officer
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Dear Development Hearing Officer,

Please accept this letter as our authorization to have Huitt-Zollars, Inc. act as our agent for the following property:

Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

If you have any questions regarding the request please feel free to contact me at 602-233-1005.

Sincerely,

Issa Rabadi
Property Owner

Nancy Rabadi
Property Owner

Issa Rabadi
3-21-24

Nancy Rabadi 3-31-24

March 12, 2024

Development Facilitation Team
City of Albuquerque Planning Department
Development Review Services
600 2nd St. NW
Albuquerque, NM 87102

**RE: Universe View Commercial Development – Site Plan Submittal
(Zone Atlas D-10)**

Dear DFT Members,

Huitt-Zollars, Inc., on behalf of Issa and Nancy Rabadi, requests review and comment for a Site Plan on Lot 1, Block A, Unit 17, Universe View Subdivision. Universe View Subdivision is a re-plat of Lot 1, Block 8, Unit 17 of Volcano Cliffs Subdivision and has been conditionally approved for preliminary plat. Since preliminary plat, the commercial site has been modified to include 2 buildings rather than 1, and an overall building area of 21,955 square feet, which is an increase from 20,009 square feet. The water/sewer availability and the Traffic Impact Study were both approved with a commercial building area of approximately 29,000 square feet, so the water/sewer and traffic impact will be less than approved. In addition, each building has a drive-thru which was not included in the preliminary plat submittal. The site is zoned MX-L, which allows for commercial development.

The purpose of this request is to create a 10,275 square foot general retail building and an 11,680 square foot general retail building with associated parking, utilities and landscaping. Work Order Project Number 709790 includes the construction of all surrounding public infrastructure to provide vehicular access, utility service and a drainage outfall for the commercial development. The total gross building area between the 2 buildings is approximately 21,955 square feet.

We greatly appreciate your time and consideration. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or email at dduneman@huitt-zollars.com.

Sincerely,



Donald Duneman, P.E.
Project Manager

CC: Issa Rabadi



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: September 1, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004596
Agent: Donnie Duneman, PE
Applicant: Huitt-Zollars, Inc. for Issa Rabadi
Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs subdivision
Zoning: MX-L
Acreage: 30.126
Zone Atlas Page(s): D-10-Z

CERTIFICATE OF NO EFFECT: Yes No
CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

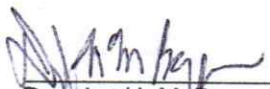
The property was surveyed under NMCRIS 150125 with no significant finds

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services



Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

9-1-2022

SECTION 3
PUBLIC NOTICE DOCUMENTATION

DFT SIGN POSTING AGREEMENT – A PUBLIC NOTICE REQUIREMENT

All development applications are required to complete public notice under the Integrated Development Ordinance, Section 6-1, Table 6-1-1. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1> All applicants are obligated to satisfy all of the public notice requirements, i.e., sending email notifications, mailing notices, and posting signage on the subject property. **This form covers posting signs.** Adherence to sign posting requirements will inform the public of a proposed project and relevant project details.

Signs should be picked up at the Development Review Services office, located at 600 2nd St in the Plaza Del Sol building. Signs are available upon the acceptance of the application. The cost for the signs is included in the project application fee. It is critical that the signs be prominently located and clearly visible without any obstructions from each street frontage.

Applicants are responsible to maintain posting from time of application through the appeal period (15 days following a final decision on the application). Signs must be posted within 3 days of application acceptance and remain for at least 15 days. Evidence of the sign posting must also be provided within 3 days. In addition, applicants must ensure that required signs are in place during the 15-day appeal period after the project approval. Evidence of posting includes: Time stamped photographs of the sign at the location must be submitted as a supplement to the application.

Failure to install or replace the signs during the required timeframe may result in your application being deferred.

LOCATION

- A. The sign shall be conspicuously located, i.e, within twenty feet of the public sidewalk (or edge of a street).
- B. The face of the sign shall be parallel to the street.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER

- A. One sign shall be posted on each street frontage.
- B. If the land does not abut a public street, a sign shall be placed at the edge of the public right-of-way of the nearest paved street, in addition to the sign placed on the property.

PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

I have read and understand all of the public notice requirements. By my signature, I acknowledge that: I understand (A) I have read the sign posting requirements; (B) I understand my obligation to keep the signs posted for (15) days at the time of application, and (15) days after application approval, (C) where/how the sign(s) should be posted, and (D) agree to provide evidence of posting.

I further certify that the required public notice signs were posted per the instructions above.

SIGNATURE & DATE:



3/12/24

PROJECT NUMBER & ADDRESS:

PR-2020-004596 / Southeast corner of Rosa Parks Rd. NW and Universe Blvd. NW

Duneman, Donnie

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Thursday, March 21, 2024 8:38 AM
To: Duneman, Donnie
Subject: Universe Blvd. NW_ Public Notice Inquiry Sheet Submission
Attachments: 04-IDOZoneAtlasPage_D-10-Z.pdf

Dear Applicant:

As of March 21, 2024 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, March 20, 2024 4:44 PM
To: Office of Neighborhood Coordination <DDuneman@huitt-zollars.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Donald Duneman
Telephone Number
5052357158
Email Address
DDuneman@huitt-zollars.com
Company Name
Huitt-Zollars, Inc.
Company Address
333 Rio Rancho Dr. NW, Suite 101
City
Rio Rancho
State
NM
ZIP
87124

Legal description of the subject site for this project:
Portion of Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision
Lot 1, Block A of Universe View Subdivision Preliminary Plat

Physical address of subject site:
Universe Blvd. NW

Subject site cross streets:
Rosa Parks Road NW

Other subject site identifiers:
Southeast corner of Universe Blvd. and Rosa Parks Rd.

This site is located on the following zone atlas page:
D-10-Z

Captcha
x

CAUTION: This email originated from outside Huitt-Zollars. Treat all links and attachments with appropriate caution. Verify with sender if unexpected.