

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 5, 2023

Donnie Duneman, PE
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE
Rio Rancho, NM 87124

**RE: Universe View Apartments
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 07/31/23
Hydrology File: C09D016B**

Dear Mr. Duneman:

Based upon the information provided in your submittal received 08/10/2023, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Universe View Subdivision

Project Title: Apartments **Building Permit #** TBD **Hydrology File #** C09D016

DRB# PR-2020-004596 **EPC#** _____

Legal Description: Lot 2, Block A, Unit 17, Universe View Subdivision (UPC: 101006305745520820) **City Address OR Parcel** SE corner of Universe Blvd. NW and Rosa Parks Road NW, Alb., NM 87120

Applicant/Agent: Huitt-Zollars, Inc. for Issa Rabadi **Contact:** Donnie Duneman, PE

Address: 333 Rio Rancho Drive NE, Rio Rancho, NM 87124 **Phone:** 505-235-7158

Email: dduneman@huitt-zollars.com

Applicant/Owner: Issa Rabadi **Contact:** Issa Rabadi

Address: 1464 E. Victor Hugo Ave., Phoenix, AZ 85022 **Phone:** 602-233-1005

Email: rabadi54@hotmail.com

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE ___ DRB SITE ___ ADMIN SITE: X

RE-SUBMITTAL: ___ YES X NO

DEPARTMENT: ___ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

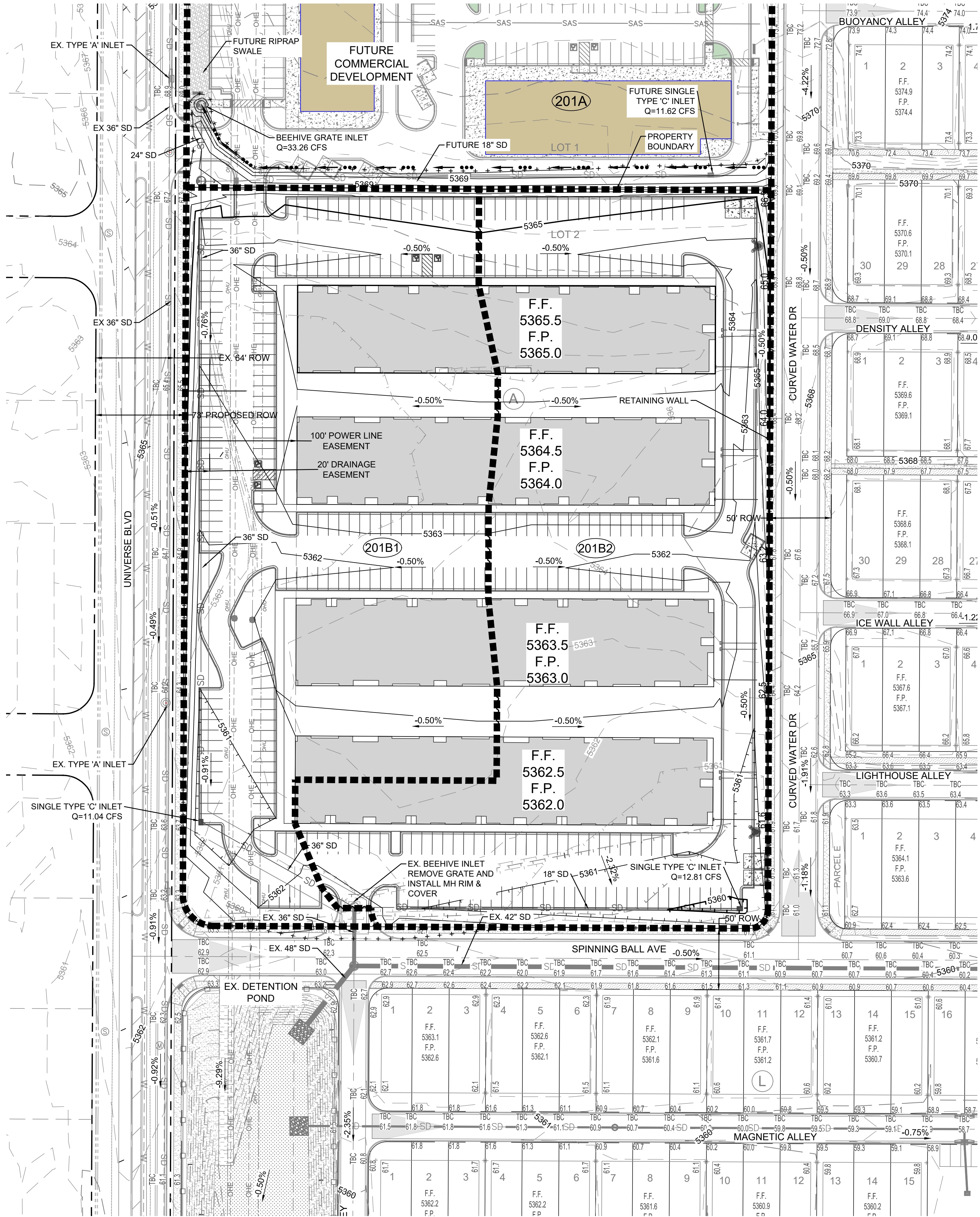
TYPE OF SUBMITTAL:

- ___ ENGINEER/ARCHITECT CERTIFICATION
- ___ PAD CERTIFICATION
- X CONCEPTUAL G&D PLAN
- ___ GRADING PLAN
- ___ DRAINAGE REPORT
- ___ DRAINAGE MASTER PLAN
- ___ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ___ ELEVATION CERTIFICATE
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ___ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ___ TRAFFIC IMPACT STUDY (TIS)
- ___ STREET LIGHT LAYOUT
- ___ OTHER (SPECIFY)
- ___ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY
- ___ CONCEPTUAL TCL DRB APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ SITE PLAN FOR SUB'D APPROVAL
- X 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
- ___ FLOOD PLAN DEVELOPMENT PERMIT
- ___ OTHER (SPECIFY) _____

DATE SUBMITTED: 7/31/23



GENERAL NOTES

1. SEE SWPPP (BY OTHERS) FOR STABILIZATION MEASURES.
2. SEE PLAT FOR LOT DIMENSIONS.
3. RETAINING WALL DESIGN WILL BE SUBMITTED SEPARATELY FOR BUILDING PERMIT.
4. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
5. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
6. 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)

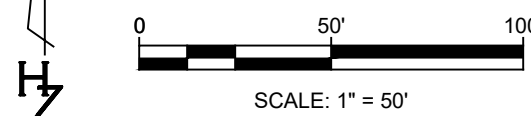
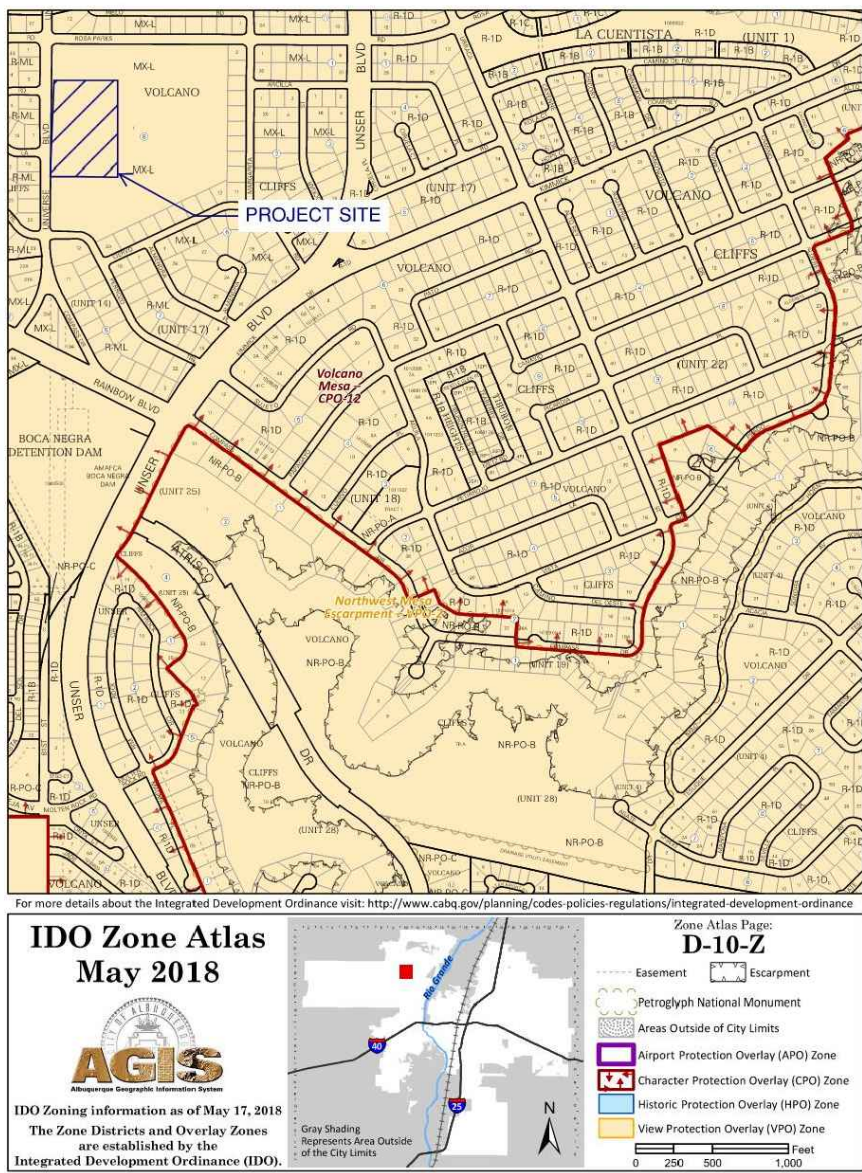
SITE AREA: APPROX. 6.6 ACRES

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 AT THE SOUTHWEST CORNER AND SOUTHEAST CORNER 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)
OS-1	27.96	98	0	0	2	1.35
201A	2.94	0	5	5	90	0.45
201B1	3.04	0	15	15	70	0.41
201B2	3.53	0	15	15	70	0.47
						12.81
						68.7



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

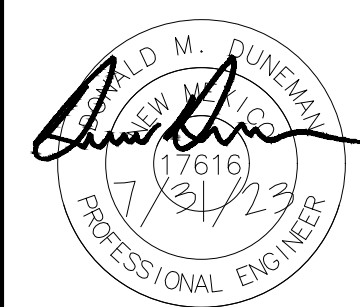
UNIVERSE VIEW SUBDIVISION APARTMENTS

TITLE: CONCEPTUAL GRADING & DRAINAGE PLAN

Design Review Committee		City Engineer		Mo./Day/Yr.	
Last Update					
City Project No.	709790	Zone Map No.	D - 10	Sheet	3A
				Of	5

PROJECT NO. PR-2020-004596 SHEET

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		REVISIONS		REMARKS	
DATE	CONTRACTOR	DATE	FOUND MONUMENT	DATE	BY	NO.	NO.	DATE	BY	NO.	DATE
-	-	-	STANDARD 3 1/2" ALUMINUM DISC	-	-	-	-	-	-	-	-
-	-	-	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) (A.D. 1983)	-	-	-	-	-	-	-	-
-	-	-	N=1512.627.546	-	-	-	-	-	-	-	-
-	-	-	E=1469.058.808	-	-	-	-	-	-	-	-
-	-	-	PUBLISHED EL=5318.888 (NAVD 1988)	-	-	-	-	-	-	-	-
-	-	-	GROUND TO GRID FACTOR=0.98872416	-	-	-	-	-	-	-	-
-	-	-	MAPPING ANGLE=-0°16'20.35"	-	-	-	-	-	-	-	-



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