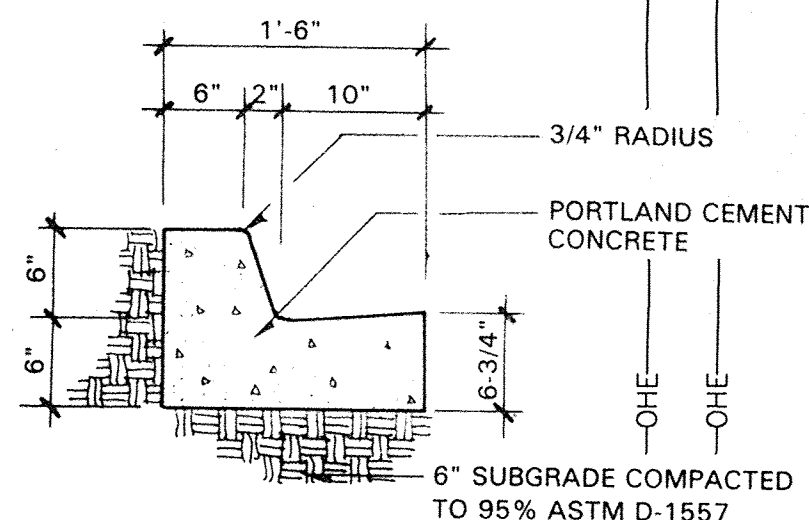


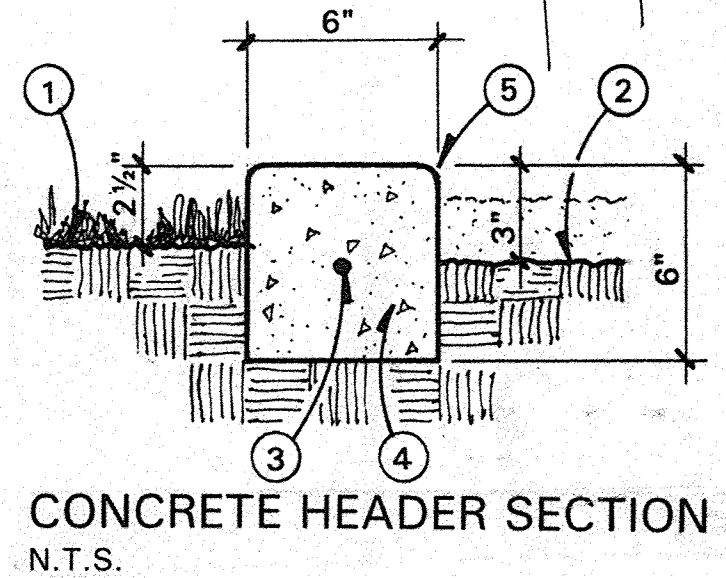
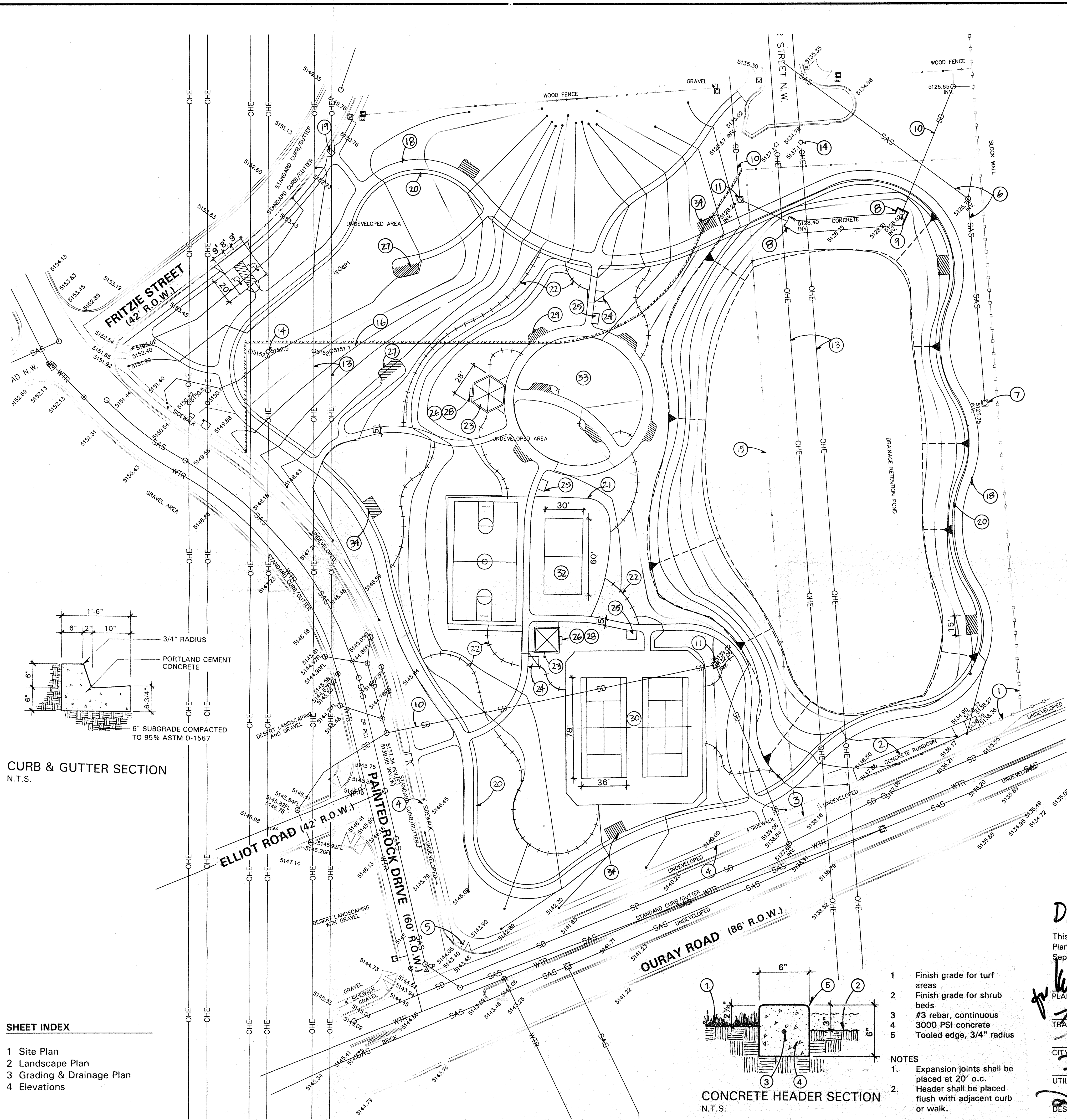
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**CURB & GUTTER SECTION**  
 N.T.S.



**SHEET INDEX**

- 1 Site Plan
- 2 Landscape Plan
- 3 Grading & Drainage Plan
- 4 Elevations

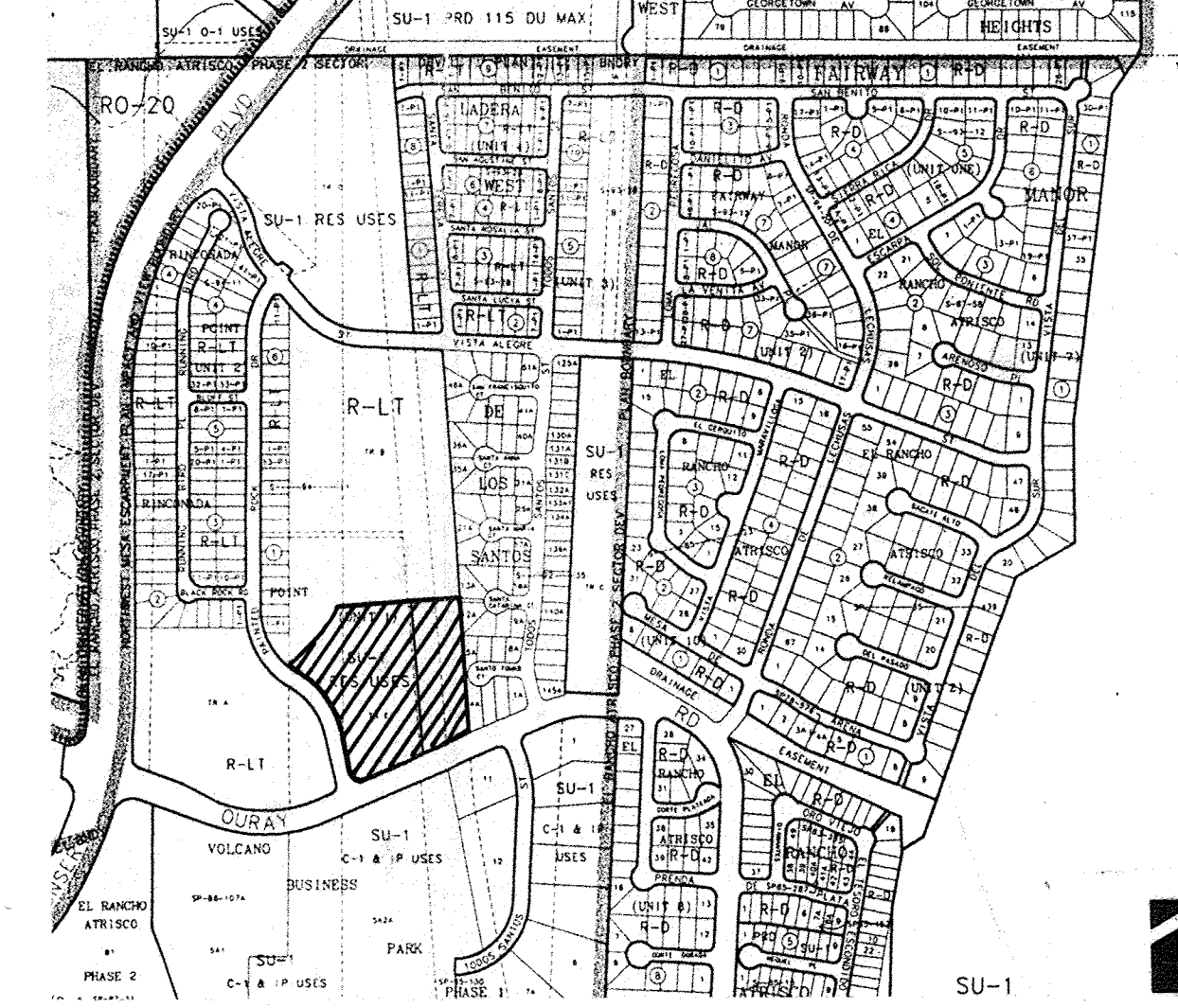


**CONCRETE HEADER SECTION**  
 N.T.S.

- 1 Finish grade for turf areas
- 2 Finish grade for shrub beds
- 3 #3 rebar, continuous
- 4 3000 PSI concrete
- 5 Toolled edge, 3/4" radius

NOTES  
 1. Expansion joints shall be placed at 20' o.c.  
 2. Header shall be placed flush with adjacent curb or walk.

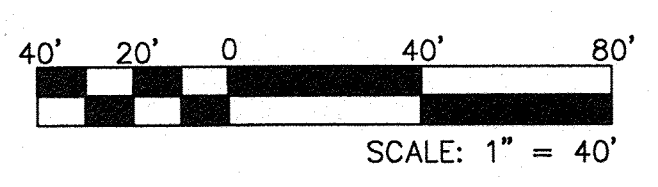
**SITE VICINITY**



Zone Category SU-1 for Residential Uses  
 Site Area 7.2 acres

**KEYED NOTES**

- Existing masonry wall.
- Existing concrete spillway.
- Existing concrete drive pad.
- Existing 4' wide concrete sidewalk.
- Existing concrete handicap ramp.
- Existing sanitary sewer line.
- Existing sanitary sewer manhole.
- Existing concrete head wall.
- Existing metal storm drain inlet.
- Existing storm drain line.
- Existing storm drain manhole.
- Existing electrical transformer.
- Existing overhead power lines (115kV and 230kV).
- Existing power poles.
- Existing chain link fence (to be removed).
- Existing nylon silt fence (to be removed).
- 4' wide concrete sidewalk.
- 8' wide concrete sidewalk w/painted center stripe.
- Concrete handicap ramp.
- 3' wide stabilized crusher fine trail w/ steel header edge.
- 6" x 18" concrete header.
- 6" x 6" concrete header.
- Picnic ramada - split face CMU columns w/ metal roof structure on concrete slab.
- Drinking fountain.
- Bicycle rack.
- Trash receptacle.
- Picnic table.
- Barbeque grill.
- 8' bench.
- Concrete tennis courts w/ 10' chain link fence and shade screen.
- Concrete basketball court.
- Sand volleyball court.
- Sand children's play area.
- Par course exercise equipment on stabilized crusher fine surface.



**DRB-97-457**

This Site Plan is in accordance with the Environmental Planning Commission's conditions of approval per the September 19, 1997 hearing (Z-97-97).

<i>Kenn L. Dui</i> PLANNING DIRECTOR	11-13-97	DATE
<i>Michael...</i> TRANSPORTATION DEVELOPMENT	10-27-97	DATE
<i>Frank J....</i> CITY ENGINEER/JAMA/FA	10-21-97	DATE
<i>Roger A. Green</i> UTILITY DEVELOPMENT	10-21-97	DATE
<i>David...</i> DESIGN & DEVELOPMENT/CIV	10/21/97	DATE

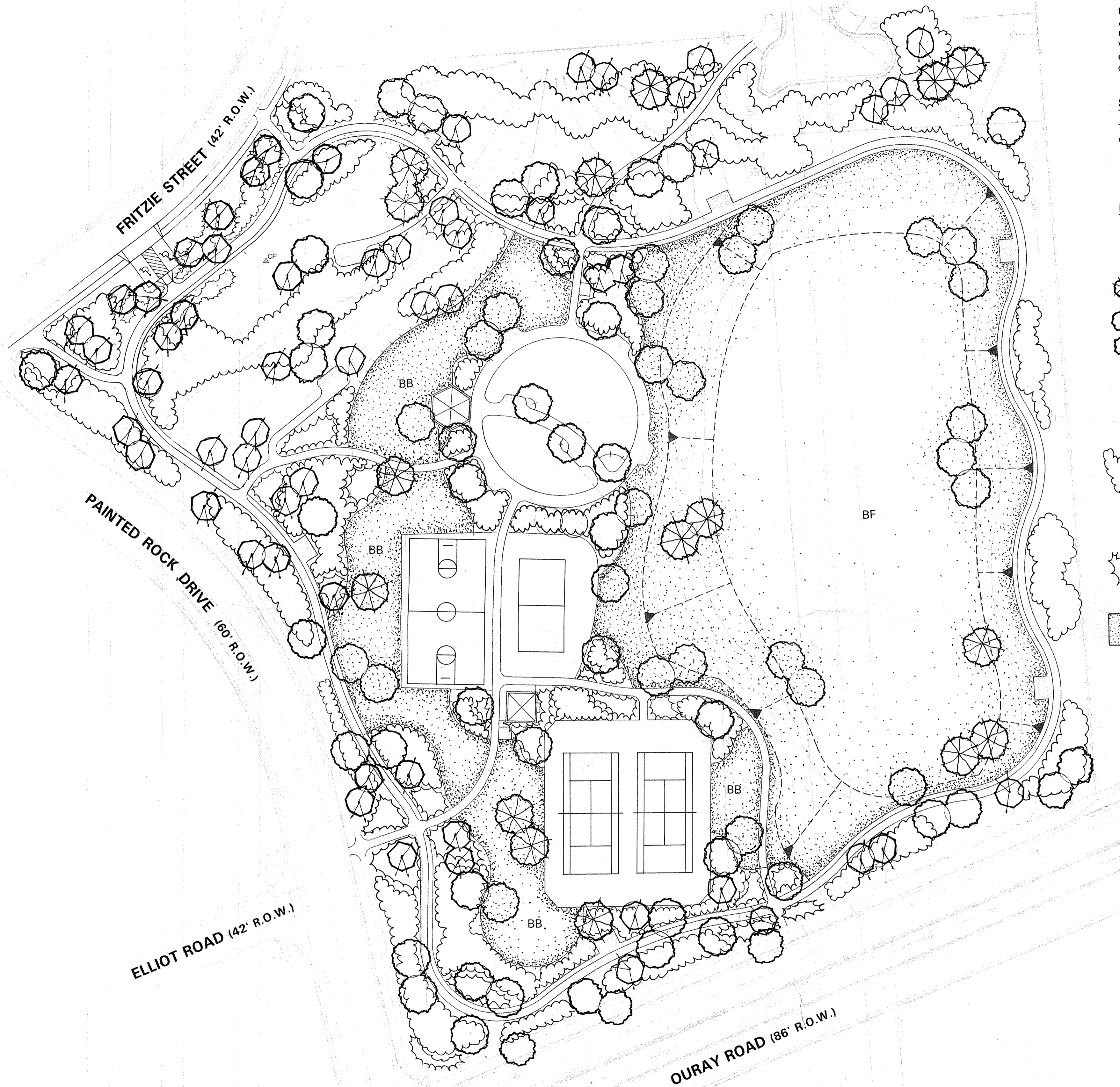
 <b>CONSENSUS PLANNING, INC.</b> Planning / Landscape Architecture 924 Park Avenue SW Albuquerque, NM 87102 (505) 764-9801 Fax 842-5495	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
<b>TITLE: RINCONADA POINT PARK IMPROVEMENTS</b> <b>SITE PLAN</b>	
Design Review Committee	City Engineer Approval
City Project No. _____	Zone Map No. <b>G-10</b>
Sheet _____ of <b>4</b>	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
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INSPECTOR'S NAME	DATE	SQUARE CUT ON T/C	DATE	28	11/1/96		
FIELD STATION	DATE	AT THE INLET NORTH	DATE				
VERIFICATION BY	DATE	OF ELLIOT ROAD ON	DATE				
CONTRACTED BY	DATE	THE EAST SIDE OF	DATE				
RECORDED BY	DATE	PAINTED ROCK DRIVE	DATE				
		ELEV = 5145.67					

DRB-97-457

DRB-97-457

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### GENERAL

The design and provision of landscape features within Rinconada Point Park will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

### STREET TREE REQUIREMENTS

The total quantity of street trees shall be according to the City of Albuquerque Street Tree Ordinance, and are as follows:

Ouray Road, Trees Required	16
Ouray Road, Trees Provided	16

### PLANT PALETTE

#### TREES

- Evergreen (6' Min. Height)**
- Austrian Pine, Scotch Pine, Pinon Pine, Arizona Cypress, Leyland Cypress
- Deciduous (2" Caliper Min.)**
- Ash Species, Honeylocust Species, Chinese Pistache, Sycamore, New Mexico Olive
- Accent (1 1/2" Caliper Min.)**
- Flowering Pear, Redbud, Flowering Locust, Hawthorn, Desert Willow, Chaste Tree

#### SHRUBS (1 & 5 Gallon)

- Juniper Species, Potentilla, Chamisa, Artemesia Species, Fourwing Saltbush, Red Flowering Yucca, Apache Plume, Dalea Species, Penstemon Species, Cotoneaster Species, Forsythia, Photinia, India Hawthorn, Heavenly Bamboo, Cherry Sage, Russian Sage, Three-leaf Sumac, Spiraea, Caryopteris, Yucca Species

#### GROUNDCOVERS & VINES (1 & 5 Gallon)

- Trumpet Vine, Carolina Jessamine, Juniper Species, Honeysuckle, Virginsbower, Virginia Creeper, Rosemary, Santolina, Coyotebush, Evening Primrose

#### GRASSES (Sod and/or Seed)

- Bluegrass/Fescue/Rye Mix (Sport fields) BF
- Buffalo Grass/Blue Grama Mix (Passive areas) BB

#### NATIVE SEED MIX

Landscape areas that are not covered with turf grasses or formalized plantings shall be revegetated utilizing the following mix:

- Blue Grama, Sideoats Grama, Galleta, Indian Ricegrass, Needle & Thread, Bush Penstemon, Blanketflower, Rocky Mountain Zinnia, Showy Penstemon, Winterfat, Four-wing Saltbush

#### MULCHES

(Not shown due to scale of drawing)

Crusher Fines, 3/4" Minus Santa Ana Tan Rock Mulch, 2" - 4" Santa Ana Tan Rock Mulch

### IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. Specifically, Rinconada Point Park will be allowed to apply 35 inches of water per landscaped acre per year. To accomplish this, a fully automated sprinkler/drip irrigation system will be utilized to irrigate turf areas, and tree, shrub, and groundcover planting areas. Pop-up spray sprinklers, and gear-driven rotary sprinklers will irrigate turf areas; single-outlet and multi-outlet drip emitters will irrigate plant materials in the planting beds.

Municipal drinking water will be used for irrigation purposes through a 2" turbo meter which will be installed off of a 10" water line in Painted Rock Drive. Backflow prevention assemblies will be provided after the P.O.C., and will be screened from view.

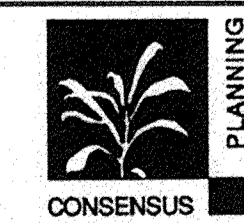
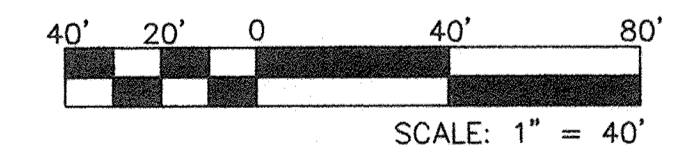
The irrigation control system will utilize a main control terminal and multiple remote control valves. All irrigation scheduling will be done at the main controller. Valves can be operated manually from the field switching terminals. Isolation gate valves will permit the isolation of sections of the system for repair or maintenance. Quick coupling valves will be located throughout the site for incidental watering.

### MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system shall be the responsibility of the City of Albuquerque Parks Management Division.

### UTILITY NOTES

In all cases, the use of trees within utility easements shall meet a minimum horizontal clearance of 3' from underground utility lines. Plant species known to have invasive root systems shall be avoided within utility easements. Only trees with a maximum expected height of approximately 15 feet will be allowed under the overhead PNM power lines.



**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 718 Central Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495

**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP**

**TITLE: RINCONADA POINT PARK IMPROVEMENTS  
 LANDSCAPING PLAN**

Design Review Committee	City Engineer Approval	No. / Day / Yr.	No. / Day / Yr.

City Project No.	Zone Map No. <b>G-10</b>	Sheet	<b>2</b> of <b>4</b>
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AS BUILT INFORMATION	
CONTRACTOR	
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INSPECTOR'S	DATE
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CORRECTED BY	DATE
MICRO-FILM INFORMATION	
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OF ELLIOT ROAD ON	
THE EAST SIDE OF	
PAINTED ROCK DRIVE	
ELEV = 5145.87	

FIELD NOTES	
NO.	DATE
28	11/1/96
BY	
GBH,MP,MD	

ENGINEER'S SEAL	

NO.	DATE	REMARKS	BY
		DESIGN	
DESIGNED BY	DATE		
DRAWN BY	DATE		
CHECKED BY	DATE		

RINCONADA POINT PARK DRAINAGE ANALYSIS

SITE LOCATION AND DESCRIPTION

Rinconada Park is located on a 7.2 acre parcel of undeveloped land near the intersection of Unser Boulevard and Ouray Road (see vicinity map on Sheet 1). This site is situated in the northwest part of the City of Albuquerque, New Mexico. This future park is bordered on the south by Ouray Road, on the west by Painted Rock Drive, on the north by Fritzie Street and one house, and on the east by the El Rancho Atrisco del Los Santos subdivision. Existing soils include the Bluepoint-Kokan association (50% Bluepoint loamy fine sand and 40% Kokan gravelly sand). The local climate is considered semi-desert and is hot and dry. Albuquerque receives less than 8 inches of rain per year. The project site is classified as Zone X on the Flood Insurance Rate Map (FIRM #3500100326D). A pre-design meeting was held with the City of Albuquerque staff on June 19, 1997.

HYDROLOGIC ANALYSIS

The City of Albuquerque's Development Process Manual (DPM) Section 22.2 was used to compute the 100-year 6-hour peak flows and runoff volumes for the onsite basins. Precipitation Zone 1 along with Tables A-8 and A-9 were used for these calculations. The park was divided into 5 sub-basins based on developed runoff patterns. The existing conditions flows were computed for comparison purposes only. There are no offsite flows entering the site for either existing or developed conditions.

A. Existing Conditions - Onsite

The existing site is undeveloped grassland that drains to an existing detention basin with a maximum volume of 5.5 acre-ft and a 100-year water surface elevation of 5132.5 feet. This detention basin outlet has an invert elevation of 5129 feet and it is located on the east end of the property. No offsite flow enters the site except through a 54 inch diameter RCP storm drain that enters the north end of the detention basin. A 24 inch CMP riser pipe functions as an outlet for this same detention basin. The 100-year inflow to the existing detention basin is 130 cfs and the 100-year outflow is 16 cfs. A concrete spillway allows overflow to spill onto Ouray Road.

Another major 54 inch RCP storm drain crosses the southwest corner of the site. This storm drain was designed to convey 91 cfs for the 100-year event as shown on the design drawings dated July 1994. Under existing conditions there are only 8 catch basins that contribute runoff to this storm drain. Assuming that only 10 cfs can enter each catch basin, the maximum flow entering the existing storm drain is 80 cfs. This leaves 11 cfs in excess capacity.

The average slope of the existing site is about 4%, and runoff generally flows from west to east. Land treatment "A" was used to compute the existing conditions peak flow and runoff volumes. The results are summarized in the attached tables. The average 100-year peak flow is 1.3 cfs/acre. The average 100-year runoff volume is about 0.04 acre-ft/acre. The hydrologic analysis is summarized in the adjacent tables.

B. Developed Conditions - Onsite

The developed park includes paved areas (sidewalks and ball courts), and landscaped areas composed of native plants and large grassy play areas. About 76% of the developed park (sub-basins 2 and 4) will drain to a modified detention basin located where the existing basin is situated on the east side of the property. The modified detention basin will have an invert elevation of 5133 feet and a total storage volume of at least 5.9 acre-ft. This new storage volume will account for the existing storage capacity plus the additional 0.38 acre-ft of runoff generated by the developed onsite sub-basins. The existing inlet and outlet for the detention basin will be modified to function as a surge chamber with low flows passing underground. The hydraulic grade line will not be adversely affected by these adjustments. A full hydraulic analysis of the pond routing and the capacity of the storm drains will be included for the future DRB submittal. It should be noted that both the existing and developed detention basins are perched basins (the east side of the basin is formed by a berm that is about 3 feet high (top of berm at elevation 5137.8 feet). Also, this detention basin does not have to be reviewed by the State Engineer's Office due to its relatively small size. The existing freeboard of 5.3 feet for the 100-year event will be somewhat reduced for developed conditions.

About 1.3 acres of the park (sub-basin 1) will drain to a proposed "D" catch basin that will allow the 100-year peak flow of 2.6 cfs to enter the existing storm drain in the southwest part of the park. As mentioned in previous paragraphs, it is estimated that this existing 54 inch storm drain presently has about 11 cfs of excess capacity. A future DRB submittal will confirm that the hydraulic grade line is not adversely affected by this new inflow of 2.6 cfs.

About 0.53 acres of the park (sub-basin 3) will drain through a proposed opening in the existing CMU property wall located along the east property line. This 100-year peak flow of 0.4 cfs will drain to the existing cul-de-sac, Santa Tomas Court, located east of the park. Approximately 0.3 acres (sub-basin 4) will flow to the existing cul-de-sac (Schumacher Street) on the north side of the property, where it will enter a double "A" catch basin that flows to the detention basin. Finally, the 0.14 acre area that makes up sub-basin 5 will drain offsite (duplicating existing conditions) to a concrete rundown and eventually reaching an existing cul-de-sac, Santa Catarina Court, located on the east side of the park.

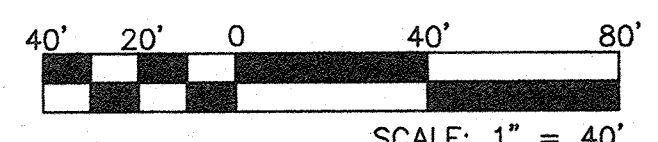
For developed conditions, the average 100-year peak flow for the park as a whole is about 2.1 cfs/acre. The average 100-year runoff volume is about 0.07 acre-ft/acre. Although water harvesting has been incorporated into the park design, it is not a flood control feature and it has not been included in the hydrologic analysis.

LEGEND:

- △ CP C.O.A. PROJECT CONTROL POINT OR A.C.S. MONUMENT DO NOT DISTURB
- EXISTING WATER RISER
- EXISTING MANHOLE
- EXISTING ELECTRICAL RISER
- EXISTING DRAIN INLET
- EXISTING WATER VALVE
- EXISTING CURB-AND-GUTTER
- EXISTING CABLE TV RISER
- EXISTING POWER POLE
- SAS- EXISTING SANITARY SEWER
- SD- EXISTING STORM DRAIN
- WTR- EXISTING WATER LINE
- XXXXXXX EXISTING SILT FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING BLOCK WALL
- EXISTING OVERHEAD UTILITY
- EXISTING INTERMEDIATE CONTOUR
- 54.00- EXISTING INDEX CONTOUR
- 51.00- NEW INDEX CONTOUR
- NEW INTERMEDIATE CONTOUR
- NEW CONCRETE WALK
- +++ NEW PLANTER WALL
- SUB-BASIN BOUNDARY
- - - EASEMENT
- 1 SUB-BASIN
- △ ANALYSIS POINT
- DIRECTION OF OVERLAND FLOW
- NEW CATCH BASIN

KEYED NOTES:

1. NEW TYPE "D" CATCH BASIN CONNECTED TO EXISTING 54" SD.
2. RUNOFF TO EXISTING CONCRETE RUNDOWN TO SANTA CATERINA COURT.
3. NEW OPENING IN CMU WALL DRAINS TO SANTA TOMAS COURT.
4. EXISTING CONCRETE SPILLWAY TO REMAIN.
5. EXISTING DRIVEPAD FOR ACCESS ROAD.
6. NEW CONCRETE PAVED ACCESS ROAD.
7. EXISTING 54" RCP SD INLET TO BE MODIFIED.
8. EXISTING 24" CMP RISER OUTLET TO BE MODIFIED.
9. EXISTING DETENTION BASIN TO BE MODIFIED AS SHOWN. NEW 100-YEAR VOLUME TO EXCEED EXISTING 100-YEAR VOLUME (5.5 AC-FT)
10. REPLACE GATE FOR CHAIN LINK FENCE.
11. TOP OF NEW BERM TO EQUAL EXISTING TOP OF BERM ELEV. OF 5137.8 FT.
12. EXISTING 54" SD.
13. NEW 2" SERVICE LINE AND METER, FOR IRRIGATION.



197602  
**Smith Engineering Company**  
 A Full Service Engineering Company  
4000 Ogden Boulevard, N.E. Suite 6002 Albuquerque, New Mexico 87110

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

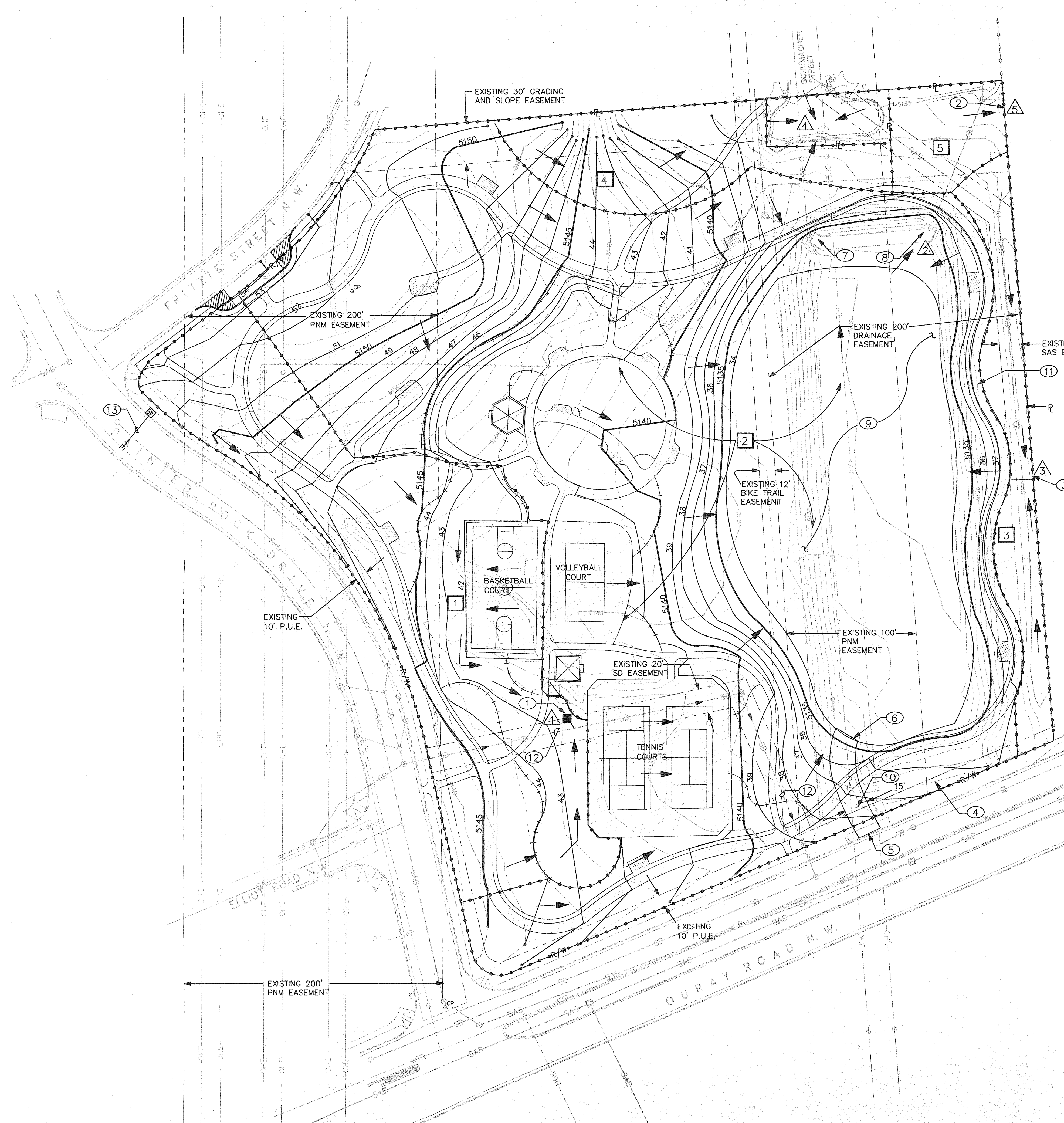
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**CONCEPTUAL GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	No. / Day / Yr.	No. / Day / Yr.

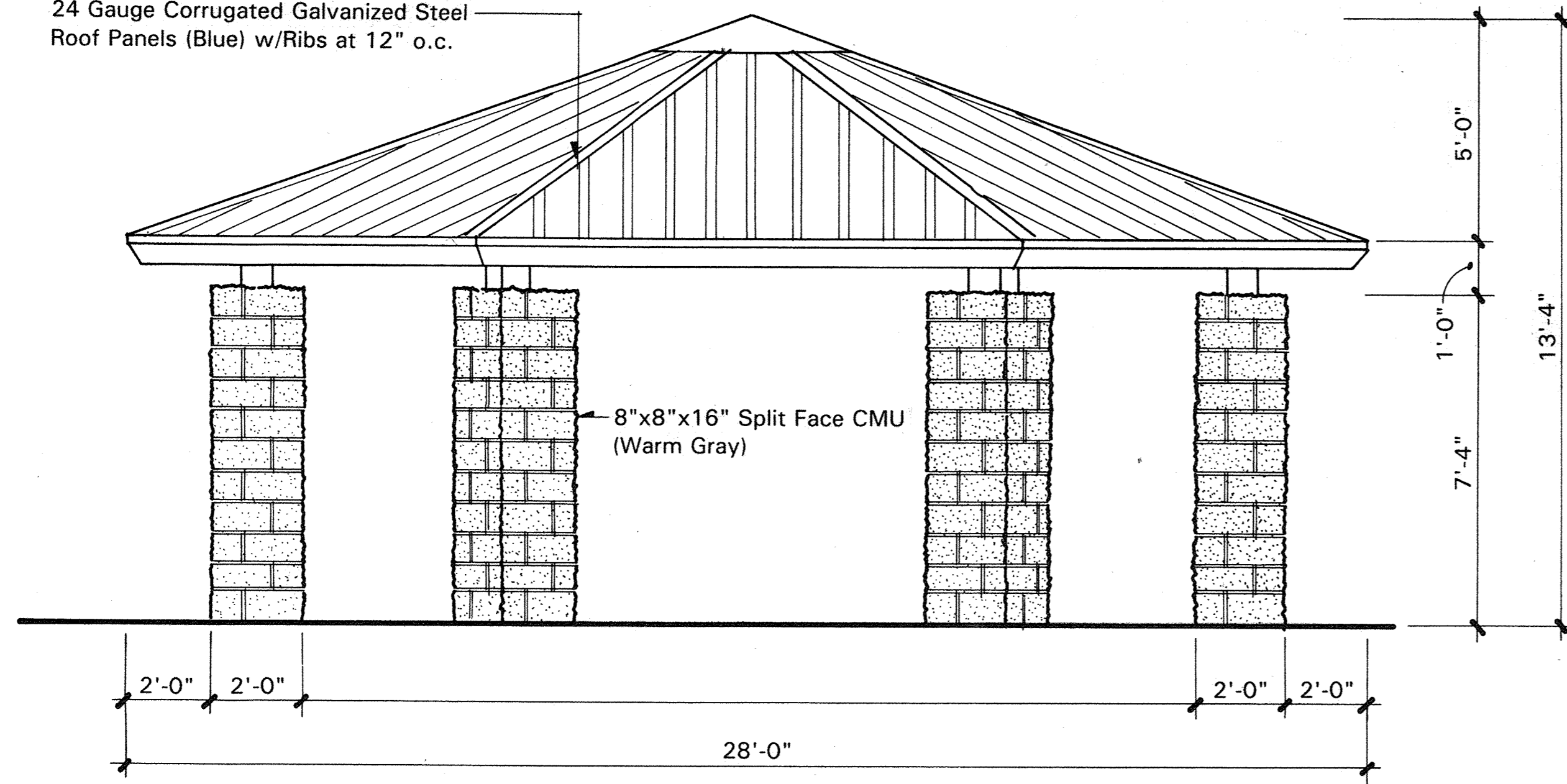
City Project No. \_\_\_\_\_ Zone Map No. **G-10** Sheet **3** of **4**

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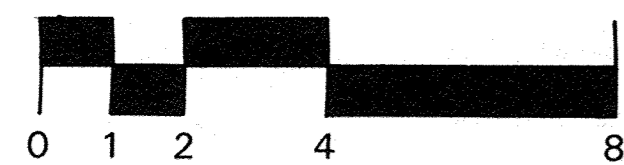


24 Gauge Corrugated Galvanized Steel  
Roof Panels (Blue) w/Ribs at 12" o.c.

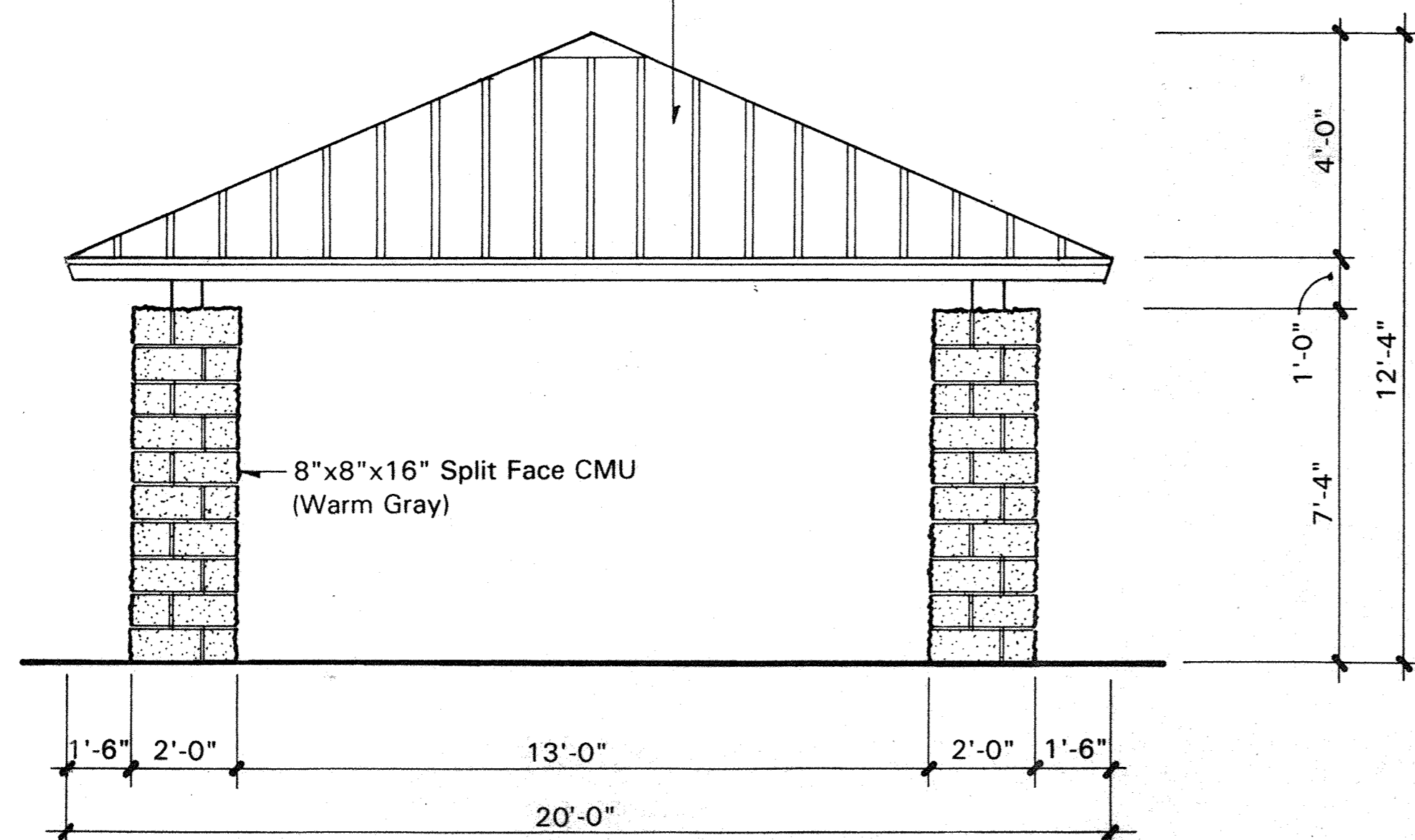


### RAMADA A ELEVATION

3/8" = 1'-0"



24 Gauge Corrugated Galvanized Steel  
Roof Panels (Blue) w/Ribs at 12" o.c.



### RAMADA B ELEVATION

3/8" = 1'-0"

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MICRO-FILM INFORMATION							
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NO.							

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CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

TITLE: **RINCONADA POINT PARK ELEVATIONS**

Design Review Committee	City Engineer Approval		